

Naval Air Station/Joint Reserve Base – Willow Grove



Redevelopment Plan and Homeless Assistance Submission

Horsham Local Redevelopment Authority (HLRA)

With assistance from:

BBP & Associates, LLC, Annapolis, MD

THIS STUDY WAS PREPARED UNDER CONTRACT WITH THE HORSHAM LOCAL REDEVELOPMENT AUTHORITY, HORSHAM, PA WITH FINANCIAL SUPPORT FROM THE OFFICE OF ECONOMIC ADJUSTMENT (OEA) DEPARTMENT OF DEFENSE. THE CONTENT REFLECTS THE VIEWS OF THE HORSHAM LOCAL REDEVELOPMENT AUTHORITY AND DOES NOT NECESSARILY REFLECT THE VIEWS OF THE OFFICE OF ECONOMIC ADJUSTMENT.

August 2010

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Executive Summary

The Executive Summary presents the key findings and recommendations of the Redevelopment Plan for the NAS/JRB Willow Grove BRAC action.

Horsham Local Redevelopment Authority (HLRA). In response to this action, the Horsham Local Redevelopment Authority (HLRA) was formed to conduct community and homeless provider outreach and to develop the Redevelopment Plan and Homeless Assistance Submission. The HLRA board is comprised of:

Horsham Township	2
Bucks County	1
Montgomery County	1
Montgomery County Industrial Development Council	1
Horsham Industry and Commerce Development Authority	1
Hatboro/Horsham School District	1
Business Community	1
Resident	<u>1</u>
TOTAL	9

HLRA - Bucks County Subcommittee. The full LRA formed a working subcommittee for the purposes of engaging the community and stakeholders and developing the Redevelopment Plan and Homeless Assistance Submission. Because the excess land under consideration was in Bucks County, the membership of the subcommittee reflected that in its membership. The five members and one alternate include:

Warminster Township	2
Ivyland Borough	1
Centennial School District	1
Bucks County	<u>1</u>
Total	5
<i>Alternate: Ivyland Borough</i>	<i>1</i>

Notice of Interest. Per HUD regulations, announcements of the availability of excess land went out in the public realm and homeless providers were contacted directly. A Public Outreach meeting was held on April 15, 2009 and a deadline for Notices of Interest (NOI) was declared to be July 15, 2009. By that date, four (4) NOIs were submitted for consideration. These four NOIs are described briefly below:

Aldie Foundation. This NOI seeks five buildings, containing 20 residential units, on the Shenandoah Woods Housing Area in the southwest corner of the site. The buildings will be used

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for their long term family transitional housing program targeted to individuals and families who are in recovery (Minimum 12 months clean and sober) who lack adequate housing that supports recovery and fosters development of independent living skills, parenting skills, and occupational development skills.

ATG Learning Academy. ATG Learning Academy proposes to use the six existing buildings in the Jacksonville Road Housing Area to create an educational campus environment. ATG will use four of the buildings for academic departments (History/Science; Math/English; Reading/Writing; and Art, Music and a Computer Science Lab), one building for administration, and one building for multi-purpose functions including a cafeteria, an assembly room, a library and a small gym.

The Reinvestment Fund/Bucks County Housing Group. The Reinvestment Fund/Bucks County Housing Group (TRF/BCHG) NOI seeks both Housing Areas in their entirety for residential redevelopment (Shenandoah Woods) and BCHG offices (Jacksonville Road). TRF/BCHG is proposing to 1) redevelop the housing units on Shenandoah Woods as single family detached and “twins” to lower the density and reflect the character of surrounding neighborhoods; 2) implement a storm water retention and remediation plan to deal with the current run-off issues; 3) create a \$6.0 million fund for a Homeless Trust Fund from the proceeds of the sales of SW residential units; and, 4) utilize the Jacksonville Road site for BCHG offices by tearing down the existing housing units and building new office space (5,500SF).

Warminster Township. The Warminster Township NOI seeks 26 acres of wooded area and Conservation district as well as five buildings in the southwest corner of the property for open space, parks and storm water management.

Recommended Redevelopment Use. The recommended use for the Shenandoah Woods property is the TRF/BCHG plan. Both Warminster Township and Ivyland Borough support this plan, as does Aldie Foundation. Both Aldie Foundation and Warminster Township have conditionally withdrawn their NOI proposals from consideration in favor of the TRF/BCHG plan.

Continuum of Care. The Continuum of Care states a need for homeless funding to provide both shelter and services to the homeless in Bucks/Montgomery County. The Homeless Trust fund will meet that need.

Balance. The remaining NOIs, ATG and TRF/BCHG, were balanced against each other and the greater needs of the community, homeless and economic development and it was determined that the TRF/BCHG plan provides a greater overall benefit to the community and homeless than the ATG plan.

1.0 Introduction

Base Realignment and Closure (BRAC) is the process for the Department of Defense to transform its infrastructure to meet the future needs of the military. There have been several previous rounds of BRAC, most notably in this region was the closure of the former Naval Air Warfare Center located in Bucks County. BRAC 2005 became law in November 2005. In the case of downsizing, civilian reuse of a former military installation is often one of the greatest challenges a community will face.

BRAC 2005 closed the Horsham Memorial US Army Reserve Center on Easton Road in Horsham and NAS-JRB Willow Grove also primarily located in Horsham Township. The military housing for Willow Grove consists of approximately 50 acres in Bucks County A military enclave consisting of the relocated Army Reserve Units and the 111th Air National Guard and the 270th Engineers will remain at the Willow Grove Site.

The Navy and Marines at NAS-JRB Willow Grove are expected to relocate operations during the year 2011. The units at the Horsham Memorial US Army Reserve Center are also expected to relocate to their yet to be built facility at Willow Grove in 2011. All BRAC activities must be completed no later than September 15, 2011.

In other BRAC related actions in the immediate area, the Horsham Memorial USARC reuse plan is complete and has HUD concurrence and is currently awaiting Army approval and the plan calls for the property to be transferred to the Hatboro Horsham School District to be utilized as playing fields for the adjacent Hallowell Elementary School and an expansion of the adjacent School District bus garage.

All branches of the military, will dispose of surplus property, as a result of closures and realignments, by way of very specific methods and processes mandated by law. The methodology for Base Redevelopment and Realignment is contained in a manual issued by the Office of the Deputy Under Secretary of Defense. The manual as well as other valuable information is available on the Office of Economic Adjustment web page, www.OEA.gov. Both of the bases can be redeveloped for either government, public or private use or some combination thereof.

The LRA is charged with finding potential uses for the property and developing a comprehensive redevelopment reuse plan based on community input and goals derived from that input. The plan will be submitted to HUD for review and to the Navy and Army respectively for approval.

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Under the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, HUD is responsible for ensuring that the reuse plans address the needs of the homeless in the vicinity of the bases and that the reuse plan is balanced in terms of economic redevelopment, other redevelopment and homeless assistance needs of the community. For additional information, see the HUD Guidebook on Military Base Reuse and Homeless Assistance on the OEA webpage.

The Horsham LRA is tasked with the preparation of a financially feasible reuse plan for both properties in accordance with federal government guidelines. The Horsham LRA Board is made up of representatives from greater Bucks/Montgomery Counties, in the following proportions:

Horsham Township	2
Bucks County	1
Montgomery County	1
Montgomery County Industrial Development Council	1
Horsham Industry and Commerce Development Authority	1
Hatboro/Horsham School District	1
Business Community	1
Resident	<u>1</u>
TOTAL	9

HLRA - Bucks County Subcommittee. The full LRA formed a working subcommittee for the purposes of engaging the community and stakeholders and developing the Redevelopment Plan and Homeless Assistance Submission. Because the excess land under consideration was in Bucks county, the membership of the subcommittee reflected that in its membership. The five members and one alternate include:

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Bucks County	<u>1</u>
Total	5
<i>Alternate: Ivyland Borough</i>	<i>1</i>

The Office of Economic Adjustment (within the Department of Defense) provided a federal planning grant to the HLRA. This grant money will help fund the work necessary to develop a reuse plan --including professional consulting fees. Consultants who are experienced in base closures have assisted the LRA with the economic and market analysis, public outreach, development of potential reuse plans and evaluation of a preferred reuse plan that reflects the region's long-term best interests. This report presents both Redevelopment Plan and Homeless Assistance Submission.

2.0 Redevelopment Plan

2.1 Introduction

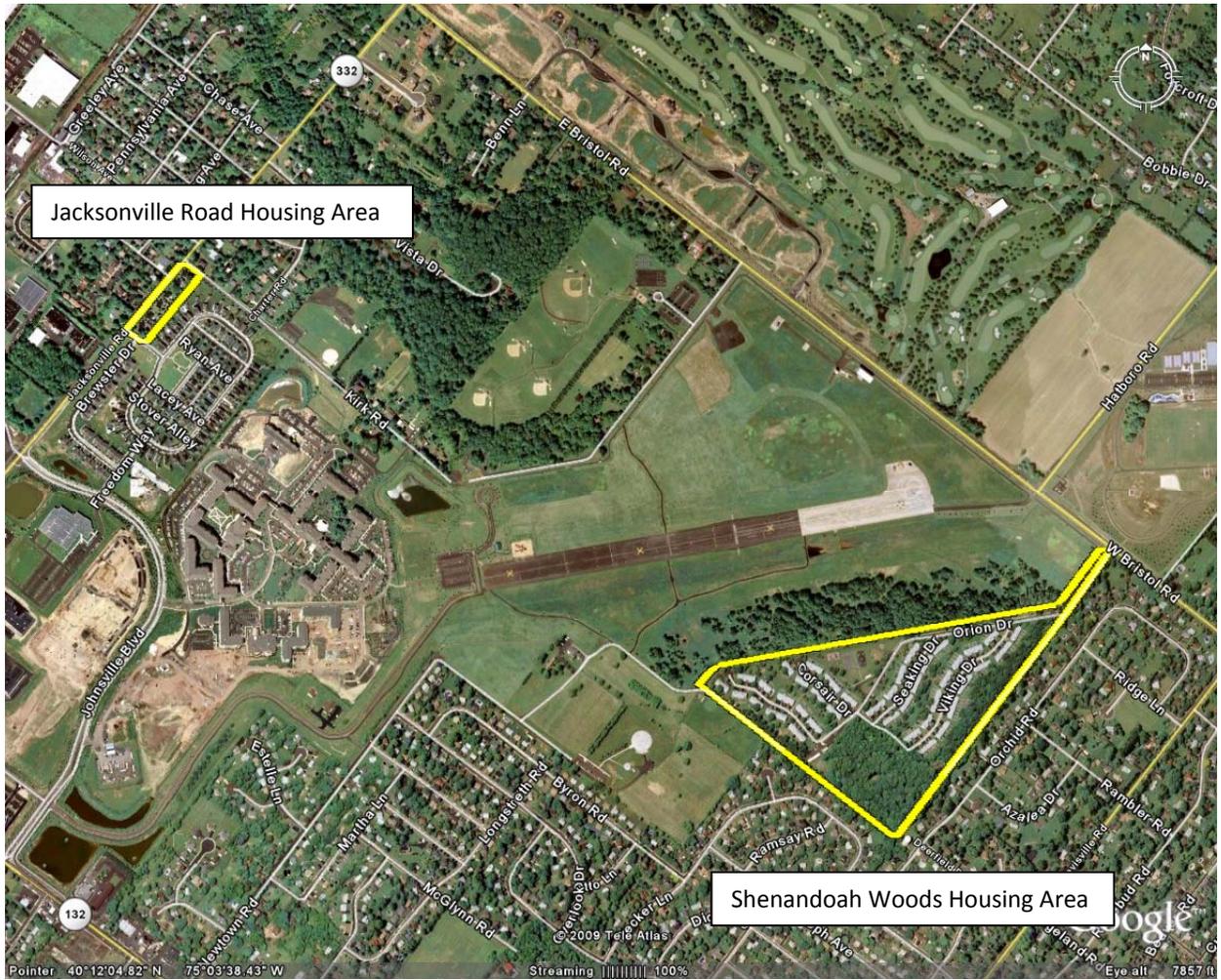
The Redevelopment Plan presented below is the culmination of a half dozen public meetings and presentations, LRA meetings, work sessions and Notice of Interest review. As is presented in greater detail below, the Horsham Local Redevelopment Authority (HLRA) received four (4) Notices of Interest from homeless groups and other public benefit conveyances entities for the Shenandoah Woods and Jacksonville Road housing areas.

There are two distinct properties included in the 2005 BRAC that the LRA has been directed to address in this Redevelopment Plan: Shenandoah Woods Housing Area and Jacksonville Road Housing Area. Each property is briefly described below and shown on the map on the following page.

Shenandoah Woods Housing Area. The Shenandoah Woods housing enclave is located in Warminster, also in Bucks County. These 199 townhouse units occupy 51 acres as a relatively insulated residential community.

Jacksonville Road Housing Area. The Jacksonville Road housing enclave is located in Ivyland Borough in Bucks County. These six single family homes occupy two and a half acres and, although aging and inconsistent with surrounding residential development, are well positioned to support new residential construction given adjacent land uses.

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2.2 Existing Market Conditions & Demand Analysis

The following summary contains findings of a sector based market analysis conducted by BBP & Associates, LLC (BBP) to assess the potential of alternative land uses on two properties belonging to the Naval Air Station Joint Reserve Base at Willow Grove, Pennsylvania (NAS JRB Willow Grove). The two properties are comprised of a 51-acre, 199-unit townhouse community and 2.5-acre parcel with six detached dwelling units. The market analysis will inform the identification of market supportable land uses which will be subject to additional economic analysis as a later phase of the work program.

Recommendations on Market Supportable Uses

- *Residential, as is*
 - Evident market demand for for-sale, affordable housing
 - Evident market demand for value alternative rental housing
 - Both uses have high likelihood of economic feasibility
 - Section 8 housing is infeasible, program is at maximum allocation
- *Residential redevelopment to single family homes*
 - Will be more dependent on market rebound than rehab of townhouses
 - Demo costs could present financial hurdles
- *Commercial office*
 - Current inventory of space and land is sufficient to fulfill demand in the foreseeable future
 - Demo and rezoning costs could present financial hurdles
 - A special exception could allow professional services to occupy the dwellings on Jacksonville Road.
- *Retail*
 - Existing retail supply serves large area – more than adequate for local market
 - Access and visibility for retail at Shenandoah Woods is less than desirable
 - Demo and rezoning costs could present financial hurdles
- *Industrial*
 - Current inventory of space and land is sufficient to fulfill demand for next few years
 - Demo and rezoning costs could present financial hurdles
 - This use is not supported by Town, Borough or County leadership

Location and Context

- The Shenandoah Woods Housing Area is approximately 51 acres of improved and unimproved land located in Warminster Township, Bucks County, Pennsylvania. Warminster Township is located just north of the Pennsylvania Turnpike (I-276), approximately fifteen miles north of Downtown Philadelphia. The property currently serves as off-base housing for the Willow Grove Naval Air Station and other military personnel throughout the Delaware Valley.
- The site comprises 40 structures with 199 townhouse units covering an area of approximately 337,184 square feet. Additional community support facility structures include a small retail store and equipment shed. Additional amenities include a recreation area with basketball courts and a playground.
- The area immediately surrounding the Shenandoah Woods Housing Area is residential in nature. All are single family detached on large lots. The housing area is also contiguous to the Warminster Community Park to the northwest.
- The Jacksonville Road site is approximately 2.5 acres of improved land located in Ivyland Borough, Bucks County, Pennsylvania, on the west side of the larger square area as described above facing the street on the east side of Jacksonville Road. It is approximately 2 miles, by road, from Shenandoah Woods. The site comprises six single family detached home structures.
- The area is served by two major highways, Interstate 95 and the Pennsylvania Turnpike (I-276).
- The only public transit is comprised of bus service provided by the Bucks County Transportation Management Association (TMA-Bucks), and rail service provided by the Southeastern Pennsylvania Transportation Authority (SEPTA). The station at Jacksonville Road and Station Drive is served by TMA-Bucks bus service. Neither is located with a reasonable walking distance of the Shenandoah Woods Housing Area.
- The 51-acre Shenandoah Woods site falls within the R-2 Residence District under the Warminster Township Zoning Ordinance. Permitted uses under the R-2 zoning classification include: single family detached dwellings not to exceed 2.2 dwelling units

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per gross acre of land being subdivided. Special exceptions and conditional uses provide additional uses.

- The existing townhouses would remain an allowable use under transfer of ownership of the property as a non-conforming use, subject to Warminster Township consideration and approval.

Economic Context

- The area within a five-mile radius of the subject site (encompassing portions of Montgomery and Bucks Counties) contains approximately 25% of the total population of Bucks County. The population in the radius grew at a more modest rate (4.5%) than the county between 2000 and 2009. Population in this area is projected to grow by 1.6% by 2014.
- In the five-mile radius area, 3,697 new households were added from 2000 to 2009, with an additional 1,349 net new households projected by 2014. Median household income is \$80,568 in the relatively affluent 5-mile radius, compared to \$64,422 in the Metropolitan Statistical Area. (*Source: ESRI Business Analyst*)
- The five-mile radius area comprises 7,969 businesses employing 109,120 persons. The top five industry categories by employment in 2009 are: information, 13.1 percent; retail trade, 12.0 percent; manufacturing, 9.5 percent; health care and social assistance, 9.1 percent, and; finance and insurance, 7.9 percent. (*Source: ESRI Business Analyst*)
- The unemployment rate in Bucks County in July 2009 was 7.6 percent compared to 4.9 percent in July 2008, a net increase of 2.7 percent. The unemployment rate in Montgomery County in July 2009 was 7.2 percent compared to 4.4 percent in July 2008, a net increase of 2.8 percent. (*Source: ESRI Business Analyst*)
- Well-established and defined business/industrial nodes and commercial/retail corridors within the trade area support a diverse local economy.

Residential Market Analysis

- The analysis of the marketplace within a five-mile radius of Shenandoah Woods includes portions of Bucks and Montgomery counties, as well as Warminster Township and Ivyland Borough. The number of housing units increased by 6.5 percent from 2000 to 2009, and is projected to increase by an additional 1,349 units by 2014.
- Owner occupied housing currently accounts for over 75 percent of the housing stock. In 2000, the housing stock was comprised of 67.1 percent detached dwellings, 15.5 percent attached dwellings (townhouses) and 17.4 percent multi-family. Median home value for the study area increased 76 percent from \$167,873 in 2000 to \$295,478 in 2009, market downturn notwithstanding, and is projected to increase to \$379,360 by 2014, or 28.4 percent.
- In 2009, the number of homes sold in Bucks County decreased 20.7 percent to 5,495, compared to 6,926 homes sold in 2007. Home sales in the county decreased 24 percent compared to 2006 when 7,233 homes were sold. New construction activity for single family detached homes and townhouses has declined steadily since 2004 to 2008, from 2,113 to 850 units. In 2009, 46 units have been delivered through August.
- Apartment market characteristics were examined for two submarkets, Upper Bucks County which includes Warminster and Ivyland, and Lansdale/Gwynedd which includes Horsham. In second quarter 2009, Upper Bucks County had 8,338 units, with a 5.4 percent vacancy rate and a \$1,083 average effective rent. Lansdale/Gwynedd had 6,118 units with a 5.8 percent vacancy rate and a \$1,046 average effective rent.
- The existing townhouses could capitalize on for-sale residential market demand from first-time homebuyers seeking affordable homes, particularly with federal tax credit incentives and price points below \$200,000. A \$295,478 median home value and higher local employment levels than the MSA combine to create an attractive market.
- A survey of local apartments showed several complexes offering three-bedroom, two bath townhouses. Much of the inventory in this category ranges in floor area from 1,230 to 1,450 square feet (luxury rental townhouses range from 1,921 to 2,120 square feet), with monthly rents ranging from \$1,175 to \$1,640.

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- Most of the 199 units at Shenandoah Woods are smaller than the other rental townhouse communities in the area at 1,162 square feet with 3 bedrooms and 2½ baths. A conversion of the existing units to market-rate townhouse apartments could offer a viable value alternative to other complexes, based on the smaller overall floor area than comparable product. Four bedroom units could also appeal to a niche market, with the extra bedroom perhaps promoted as a home office for little to no premium in price.
- Government subsidized housing: There are two types of Section 8 housing programs: tenant based and project based. Tenant-based vouchers are attached to a head-of-household as a tenant. A project-based voucher is attached to a particular property. If you live in a unit with a project-based voucher and you move, the Section 8 stays with the property and the next tenant uses the voucher. With a tenant-based voucher, you can take it anywhere as long as the home you wish to rent accepts Section 8 and meets the standards of the Section 8 program. Any residential rental complex can apply to accept Section 8 vouchers, but landlords are not required by law to accept Section 8 vouchers. In recent years, in many areas, conventional rental rates have outpaced Fair Market Rents (a cap determined by HUD) making renting to Section 8 voucher holders less attractive.

The Bucks County Housing Authority has used its entire voucher allocation on tenant-based vouchers, and all of their clients are currently housed. They do not anticipate any increase in their allocation of vouchers. No new construction or substantial rehabilitation Section 8 projects have been funded in over 20 years, and that is not expected to change in the foreseeable future. Therefore, Shenandoah Woods can't just "go" Section 8. It is conceivable however, that if the complex were to go market-rate rental, they could accept Section 8 vouchers. The reality is that the Section 8 population will remain static into the foreseeable future, so no increases in demand are projected. Therefore, the likelihood of conversion to Section 8 housing is almost non-existent for Shenandoah Woods.

- Market findings show relatively strong support for age-restrictive housing, particularly in the rental market. Active-adult rentals have been burgeoning in the affordable segment of the market, due in large part to low-income tax credits and financing from HUD, whose multifamily programs are mostly targeted to rentals.
- The redevelopment of the property to R-2 zoning could yield a maximum of 112 single family detached units. The acquisition cost of the property, as is, on the open market

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would most probably render this option economically challenging due to the potential costs associated with demolition.

Office Market Analysis

- The Horsham/Willow Grove office building cluster comprises a Submarket contained in the Suburban Philadelphia Market. The Horsham/Willow Grove Submarket consists of 448 buildings comprising approximately 11.9 million square feet of rentable building area. Of the 448 buildings, 52 are Class A, 176 are Class B, and 217 are Class C.
- The Horsham/Willow Grove Office submarket ended the second quarter 2009 with a vacancy rate of 13.4 percent, with net absorption totaling negative (146,454) square feet. The Class A vacancy rate stood at 11.2 percent, with net absorption totaling negative (2,545) square feet. Rental rates ended the first quarter at \$20.98. There have been no deliveries to date, but 10,000 square feet is currently under construction.
- The Horsham/Willow Grove submarket contains approximately 1.6 million square feet of vacant office space. Based on an average office space requirement of 250 square feet per worker, the available space could accommodate approximately 6,421 workers. Based on employment projections for all of Bucks County of 6,050 new office workers by 2016, the current supply should be sufficient to fulfill demand.
- It is estimated that approximately 125 to 150 acres of unimproved commercially zoned land are available for new office development in Bucks County.
- Based on the current supply of office space and commercial land to support office development, there are no compelling reasons to develop Shenandoah Woods to office space. This conclusion is reinforced by the necessity of demolishing the existing structures and rezoning the property, both of which could add significant development costs to the project. Note that Warminster Township officials do not support the use of this property for office/commercial uses.
- The properties on Jacksonville Road could be granted a special exception or variance to allow for offices in the existing residential structures. Demand would most likely generate from professional services such as accounting, legal, medical, and the like. This would not be in conflict with the neighborhood character. However, the buildings are quite small and not conducive to office use.

Retail Market Analysis

- Data for the Horsham/Willow Grove submarket show an inventory of 312 general retail buildings, 2 malls, 3 power centers, and 49 shopping centers totaling approximately 9.1 million square feet. Vacancy in the second quarter 2009 stood at 7.5 percent with a year-to-date absorption of negative 5,756 square feet.
- A summary of the opportunity gaps/surpluses in annual expenditures for major retail categories was conducted in a five mile radius of the subject site. Categories fall under the headings *Food & Drug Stores*, *GAFO* (general merchandise, apparel, furniture, and other), and *Food Service*. Analysis shows large surpluses in almost all retail categories, indicating the area's retail inventory serves a larger area than that encompassed within a five-mile radius.
- Visibility and access are key to most successful retail operations. In a local marketplace that is over-retailed (serving a much broader trade area), there are no evident compelling factors to suggest retail as a viable use at Shenandoah Woods.
- Although a boutique retail operation could find success on the Jacksonville Road property, ingress/egress and adequate parking would likely preclude it as a viable use.

Industrial Market Analysis

- The Suburban Philadelphia industrial market ended the second quarter 2009 with a vacancy rate of 10.6 percent. Rental rates ended the quarter at \$4.79, with net absorption totaling approximately negative 1.8 million square feet. A total of 3.5 million square feet were delivered year-to-date, with 4.7 million square feet currently under construction. Total industrial inventory stood at approximately 896.7 million square feet, comprised of 806.2 million square feet of warehouse and 90.5 million square feet of flex.
- In the years 2005 to 2008, an average of approximately 52.2 million square feet of new industrial space was delivered to the submarket, averaging approximately 10.4 million square feet annually.
- The industrial market local to Horsham/Willow Grove is clustered in two fairly well-defined corridors: an area that runs along Jacksonville Road from Almshouse Road to the north to County Line Road to the south, and; an area that follows the PA Turnpike from Gravel Hill Road to the east to Welsh Road to the West.

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- Warehouse and distribution operations prefer close access to major highways whenever possible. Flex space is less dependent on highway access, and therefore would be the best candidate for an industrial tenant at Shenandoah Woods. Redevelopment of the property to industrial would face the same demo and rezoning challenges as office, which could render industrial development financially challenging.

The Bucks County Planning Commission estimates an inventory of approximately 125 to 150 acres of undeveloped, industrially zoned property in Bucks County. The availability of industrial ground combined with a total vacancy of approximately 18.7 million square feet of available space would suggest little demand for the Shenandoah Woods property, as is.

2.3 Redevelopment Alternative Plans Tested

In the process of evaluating the four NOIs additional redevelopment alternatives were analyzed. The purpose of the additional alternatives was to accommodate the NOIs that did not encompass the whole Shenandoah Woods property and to analyze different combinations of NOIs should any not be approved by the HLRA. All in all, 13 redevelopment alternatives were analyzed, as summarized below.

Shenandoah Woods Housing Area (7 alternatives)

The alternative plans for the Shenandoah Woods Housing Area described below include options in which some, all or none of the Notices of Interest are included. The summary table below graphically depicts the alternatives. This is followed by a brief description of each.

Shenandoah Woods Redevelopment Scenarios					
Alt.	Description	Aldie NOI (5 bldgs)	Warminster NOI	New SFD Units	Renovated Existing Units
S-2	Demo 30 buildings & build 61 For-Sale SF Homes	N	Y	69	-
S-5	Demo 35 buildings & build 69 For-Sale SF Homes	N	Y	61	-
S-8	Demo 40 buildings & build 71 For-Sale SF Homes	Y	N	71	-
S-9	Demo 40 buildings & build 81 For-Sale SF Homes	N	N	81	-
S-10	TRF Plan - Mix of demo and rehab and new construction	N	N	25	88
TH					

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S-3/b	175	N	Y	-	175
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- **Alternative S-2** – Under this alternative the LRA would recommend the approval of the Warminster Township NOI requesting 5 buildings in the southwest corner of the property for park/open space. The remaining 35 buildings would be demolished and new market rate R-2 residential “for sale” housing would be developed, likely selling around \$400,000.
- **Alternative S-3** – Under this alternative the LRA would recommend the approval of the Warminster Township NOI requesting 5 buildings in the southwest corner of the property for park/open space. The remaining 35 buildings would be renovated and sold at market rate, likely in the \$150,000 - \$175,000 range.
- **Alternative S-3b** – (not shown), is same development program as Alternative S-3, but the “for sale” housing would be 55 and older age restricted housing.
- **Alternative S-5** – Under this alternative the LRA would recommend the approval of the Warminster Township NOI requesting 5 buildings in the southwest corner of the property for park/open space. The LRA would also approve the NOI submitted by the Aldie Foundation for five buildings for use as housing for recovering substance abuse persons. The remaining 30 buildings would be demolished and new market rate R-2 residential “for sale” housing would be developed, selling around \$400,000.
- **Alternative S-8** – All of the buildings on the site would be demolished and R-2 residential “for sale” housing would be developed, selling around \$400,000. A new street pattern to maximize the number of units would be implemented.
- **Alternative S-9** – All of the buildings on the site would be demolished and R-2 residential “for sale” housing would be developed, selling around \$400,000. The existing road network is kept and brought up to code to minimize the development costs.
- **Alternative S-10** – The Revised TRF/BCHG Proposal. Many of the existing units on the site will be demolished and some of the buildings will undergo major rehab. The project will yield 25 single family detached units selling around \$400,000 and 88 semi-detached twin units selling around \$290,000.

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Jacksonville Road Housing Area (6 alternatives)

Similar to the treatment of Shenandoah Woods above, the table below shows the alternatives that were considered for the Jacksonville Road Housing Area followed by a textual description of each.

Shenandoah Woods Redevelopment Scenarios				
Alt.	Description	New Single Family	Renovated Existing Units	Square Feet of Office
J-1	ATG Learning Academy	-	6	10,200
J-3	Renovate existing units for residential use	-	6	-
J-5	Demo the 6 existing buildings and build 4 new houses	4	-	-
J-6	Renovate existing units for office use	-	6	8,140
J-8	Demo the 6 existing buildings and build two new office buildings	-	-	17,000
S-9	Demo the 6 existing buildings and build new BCHG office building	-	-	5,500

- **Alternative J-1** – ATG Learning Academy NOI. This Alternative is a modest rehab of the six existing residential buildings on the site for educational uses.
- **Alternative J-3** – The existing six residential units on the site will be rehabbed and offered as “for sale” market rate housing
- **Alternative J-5** – Demolish the six residential buildings on the site and construct four (4) new market rate “for sale” housing, priced in the \$350,000-\$400,000 range
- **Alternative J-6** – The existing six residential units on the site will be rehabbed and offered as professional offices, with a total of 8,140 square feet.
- **Alternative J-8** – Demolish the six residential buildings on the site and construct two new office buildings, totaling approximately 17,000 SF.
- **Alternative J-9** – Demolish the six residential buildings on the site and construct new office buildings for the Bucks County Housing Group, approximately 5,500 SF. This Alternative is a component of the overall TRF/BCHG proposal for both Housing Areas.

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2.4 *Economic & Fiscal Impacts*

One of the three evaluation criteria employed by the Horsham Local Redevelopment Authority (HLRA) is the analysis of economic and fiscal impact of the proposed uses. It is the desire of the HLRA that future activities on this site not create a significant negative revenue flow or adversely affect the fiscal soundness of Warminster Township. Each of the Alternatives described above was analyzed for economic and fiscal impact on the local governmental agencies. The results of the analysis, presented below, were a factor in the final decision on which Alternative to pursue in the Redevelopment Plan.

Shenandoah Woods

Property Tax

Direct fiscal benefits will accrue to local governments through real property tax revenue generation from the potential redevelopment of the Shenandoah Woods property. In order to calculate projected property tax revenues for each redevelopment scenario, a total fair market value was established by estimating the number of units as well as the market value of each unit. Once a total value was determined for each scenario, assessment value is calculated, which represents 10.31 percent of the total market value. Due to the location of Shenandoah Woods, the assessed value of the property is taxed by two entities: the Warminster Township and the Centennial School District.

Based on the assessment value, property tax generated to Warminster Township is then calculated by applying a millage rate of \$12.07 per \$1,000 of assessed value. As a result, the total annual property tax generation to the Warminster Township ranges from \$30,364 (S-5) to \$44,603 (S-10), dependent upon the development alternative.

Property Tax Generation to Warminster Township Shenandoah Woods Redevelopment Scenarios							
Alternative	SFD	Market Value	Total Value	Common Level Ratio	Local Millage	Annual Tax per Unit	Total Annual tax
S-5	61	\$400,000	\$24,400,000	10.31%	12.07	\$498	\$30,364
S-2	69	\$400,000	\$27,600,000	10.31%	12.07	\$498	\$34,346
S-9	71	\$400,000	\$28,400,000	10.31%	12.07	\$498	\$35,341
S-8	81	\$400,000	\$32,400,000	10.31%	12.07	\$498	\$40,319
S-10	113	\$317,192	\$35,842,696	10.31%	12.07	\$395	\$44,603
TH							
S-3 & S-3b	175	\$155,000	\$27,125,000	10.31%	12.07	\$193	\$33,755

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Likewise, property tax generated to the Centennial School District is calculated by applying a millage rate of \$102.70 per \$1,000 of assessed value. As a result, the total annual property tax generation to the Centennial School District ranges from \$258,356 (S-5) to \$379,516 (S-10), dependent upon the development alternative.

Property Tax Generation to Centennial School District Shenandoah Woods Redevelopment Scenarios							
Alternative	SFD	Market Value	Total Value	Common Level Ratio	Local Millage	Annual Tax per Unit	Total Annual tax
S-5	61	\$400,000	\$24,400,000	10.31%	102.7	\$4,235	\$258,356
S-2	69	\$400,000	\$27,600,000	10.31%	102.7	\$4,235	\$292,239
S-9	71	\$400,000	\$28,400,000	10.31%	102.7	\$4,235	\$300,710
S-8	81	\$400,000	\$32,400,000	10.31%	102.7	\$4,235	\$343,063
S-10	113	\$317,192	\$35,842,696	10.31%	102.7	\$3,359	\$379,516
TH							
S-3 & S-3b	175	\$155,000	\$27,125,000	10.31%	102.7	\$1,641	\$287,210

Income Tax Generation

Income taxes generation from new households represent additional fiscal revenue to the Warminster Township.

In order to calculate projected income tax revenues for each redevelopment scenario, an estimated minimum required mortgage payment per unit for each development alternative was calculated on a 30-year mortgage at 5.5 percent interest rate. As a general rule of thumb, assuming the estimated minimum required mortgage payment per unit represents approximately 30 percent of a one's household income, a total household income per unit and per development alternative was determined, which is used as a base to calculate the 1 percent income tax imposed by the Warminster Township.

As a result, the total annual income tax generation to the Warminster Township ranges from \$55,416 (S-5) to \$81,404 (S-10), dependent upon the development alternative.

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Calculation of Household Income and Income Tax Shenandoah Woods Redevelopment Scenarios							
Alternative	Use Type	Units	Estimated Value	Estimated Mortgage Payment	Required Minimum Household Income	Total Minimum Household Income	1% Local Income Tax
S-5	SFD	61	\$400,000	\$2,271	\$90,846	\$5,541,621	\$55,416
S-2	SFD	69	\$400,000	\$2,271	\$90,846	\$6,268,391	\$62,684
S-9	SFD	71	\$400,000	\$2,271	\$90,846	\$6,450,083	\$64,501
S-8	SFD	81	\$400,000	\$2,271	\$90,846	\$7,358,545	\$73,585
S-10	SFD/TH	113	\$317,192	\$1,801	\$72,039	\$8,140,435	\$81,404
S-3 & S-3b	Townhomes	175	\$155,000	\$880	\$35,203	\$6,160,511	\$61,605

Fiscal Summary

To determine whether a development alternative provides a net cost / benefit to the Warminster Township, the estimated property and income tax per unit for each development alternative was compared to the household share of the budget. Based on Warminster Township 2009 annual budget of \$24.21 million, it was determined that the average budget per household paid by property and income taxes was approximately \$805.

Therefore, if the estimated property and income tax per unit for each development alternative exceeded the average household share of the budget, the development alternative was a net benefit. On the other hand, if the estimated property and income tax per unit for each development alternative was less than the average household share of the budget, the development alternative was a net cost.

Shenandoah Woods Fiscal Summary - Warminster Township Govt. Services						
Alternative	Households	Income Tax per Unit	Property Tax per Unit	Net Cost/Benefit	Total Net Cost/Benefit	Local Spending Direct Outlays
S-5	61	\$454	\$498	\$147	\$8,953	\$2,105,816
S-2	69	\$454	\$498	\$147	\$10,127	\$2,381,988
S-9	71	\$454	\$498	\$147	\$10,420	\$2,451,032
S-8	81	\$454	\$498	\$147	\$11,888	\$2,796,247
S-10	113	\$360	\$395	-\$50	-\$5,686	\$3,093,365
S-3	175	\$176	\$193	-\$436	-\$76,358	\$2,340,994
S-3b	175	\$70	\$193	-\$542	-\$94,840	\$2,340,994

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Jacksonville Road

Property Taxes

Based on the estimated fair market value of the development alternatives, an assessment value was calculated, which represents 10.31 percent of the total market value. Based on the assessment value, property tax generated to the Borough of Ivyland is then calculated by applying a millage rate of \$136.71 per \$1,000 of assessed value. As a result, aside from the exempt property in development alternative J-1, the total annual property tax generation to the Borough of Ivyland ranges from \$8,457 (J-2) to \$35,343 (J-7), dependent upon the development alternative.

Jacksonville Road New Construction Scenarios			
Alt.	Use Type	Est. Value	Property Taxes
J-1	Educational	n/a	Exempt
J-3	Rehab Housing	\$900,000	\$12,685
J-5	4 SFD (\$350K)	\$1,400,000	\$19,733
J-6	8140 SF Office	\$1,201,057	\$16,929
J-8	17,500 SF Office	\$2,507,556	\$35,343
J-9	5,500 SF Office	\$1,200,000	Exempt

Wages

With four potential office development layouts for the Jacksonville Roads property, the number of employees and amount of wage is contingent upon the type office space. To estimate the number of employees and wages per full-time equivalent employees, projections were based on 2,080 hours annually and wages were based on average hourly wages, which were obtained from the U.S. Bureau of Labor Statistics. Utilizing the data obtained and the potential office development layouts, the total number of estimated employees for the Jacksonville Roads development alternatives ranges from 6 employees earning \$341,340 in wages to 70 employees earning \$3.59 million in wages.

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Employment and Wages							
Job Classification	No. of FTE Jobs	% of Total Employment	Annual Hours	Total Hours	Avg. Hourly Wage ²	Avg. Annual Wage	Total Annual Wages
General Office - 17,500 SF							
Managers	7	10%	2,080	14,560	\$44.76	\$93,101	\$651,706
Professional	32	45%	2,080	65,520	\$29.59	\$61,547	\$1,938,737
Administrative Support	32	45%	2,080	65,520	\$15.26	\$31,741	\$999,835
Subtotal	70	100%		145,600			\$3,590,278
ATG Learning Academy							
Special Education Teachers	6	100%	2,080	12,480	\$27.35	\$56,890	\$341,340
Subtotal	6	100%		12,480			\$341,340
General Office - 8,140 SF							
Managers	3	10%	2,080	6,772	\$44.76	\$93,101	\$303,136
Professional	15	45%	2,080	30,476	\$29.59	\$61,547	\$901,790
Administrative Support	15	45%	2,080	30,476	\$15.26	\$31,741	\$465,066
Subtotal	33	100%		67,725			\$1,669,992
BCHG Office - 5,500 SF							
Managers	2	10%	2,080	4,576	\$44.76	\$93,101	\$167,581
Professional	8	45%	2,080	16,640	\$29.59	\$61,547	\$492,378
Administrative Support	8	45%	2,080	16,640	\$15.26	\$31,741	\$253,926
Subtotal	18	100%		37,024			\$913,885
<i>Note: BCHG employment and wages are estimates based on national averages</i>							

According to the Bureau of Labor Statistics (2007), Local Spending Direct Outlays comprises 38% of total household income.

Wages and Direct Spending Impacts

The table below shows the wages and direct spending for each of the alternatives.

Jacksonville Road Wages and Direct Spending Impacts				
Alt.	Use Type	Emp.	Total Annual Wages	Local Spending Direct Outlays
J-1	Educational	6	\$341,340	\$129,709
J-3	Rehab Housing	n/a	n/a	\$129,456
J-5	4 SFD (\$350K)	n/a	n/a	\$77,674
J-6	8140 SF Office	33	\$1,669,992	\$120,826
J-8	17,500 SF Office	70	\$3,590,278	\$1,364,305
J-9	5,500 SF Office	18	\$951,126	\$361,428

2.5 Financial Feasibility of Alternatives

A second important criteria in the evaluation of the Notices of Interest is the financial feasibility of the alternative programs for the site. It is a concern of the Horsham Local Redevelopment Authority (HLRA) that the recommended use be financial feasible and sustainable such that it becomes a valued member of the community and is not likely to become a problem down the road.

The financial feasibility analysis of the Alternatives presented provides a detailed assessment of the financial operations of each of the alternative development plans. The methodology employed is described below and is followed by several tables and graphics that present the findings.

Methodology Summary

BBP LLC used a Minimum Profit Margin Model to evaluate the financial feasibility of the for-sale scenarios (S-2, S-3, S-5, S-8, S-9, S-10, J-3, and J-5) and an Investment Yield Threshold Model to evaluate the for-rent office scenarios (J-6 and J-8). The following is description of the methodology steps used in each of the two models.

Profit Margin Return Model:

- 1. Set Development Program** – For all scenarios except S-10, BBP worked with WR&A to determine the number of new single family units, renovated single family units, and renovated town-home units for each of the scenarios. These development programs also detailed the number of existing units that would be demolished and other required sitework/infrastructure improvements.
- 2. Estimate Development Costs** - The next step was to estimate all development costs for each of the scenarios. These costs included demolition costs, sitework costs, hard construction costs (building structures), soft construction cost (design and permits), and financing costs. The data sources used to estimate these costs included detailed analysis from WR&A and various industry cost databases. Please note these costs do not include land acquisition. Under this analysis model, residual land value is calculated in step 6.
- 3. Set Minimum Profit Margin** - Based on industry research and experience BBP assumed that the minimum profit margin a developer would require for this type of project to be 10% of the sales price.
- 4. Determine Minimum Sales Price** – With the per unit development costs and required profit margin established, the next step was to determine the minimum sales price that would enable a developer to cover all of the costs and obtain a 10% profit on each sale.

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5. **Review Comparable Area Sales** – To determine a realistic expected sales price for the single family and town home units BBP reviewed recent sales in the market area. Based on this analysis, BBP determined that a likely sales point for the single family units to be \$400,000 (\$133/SF) and \$155,000 (\$113/SF) for the townhome units.

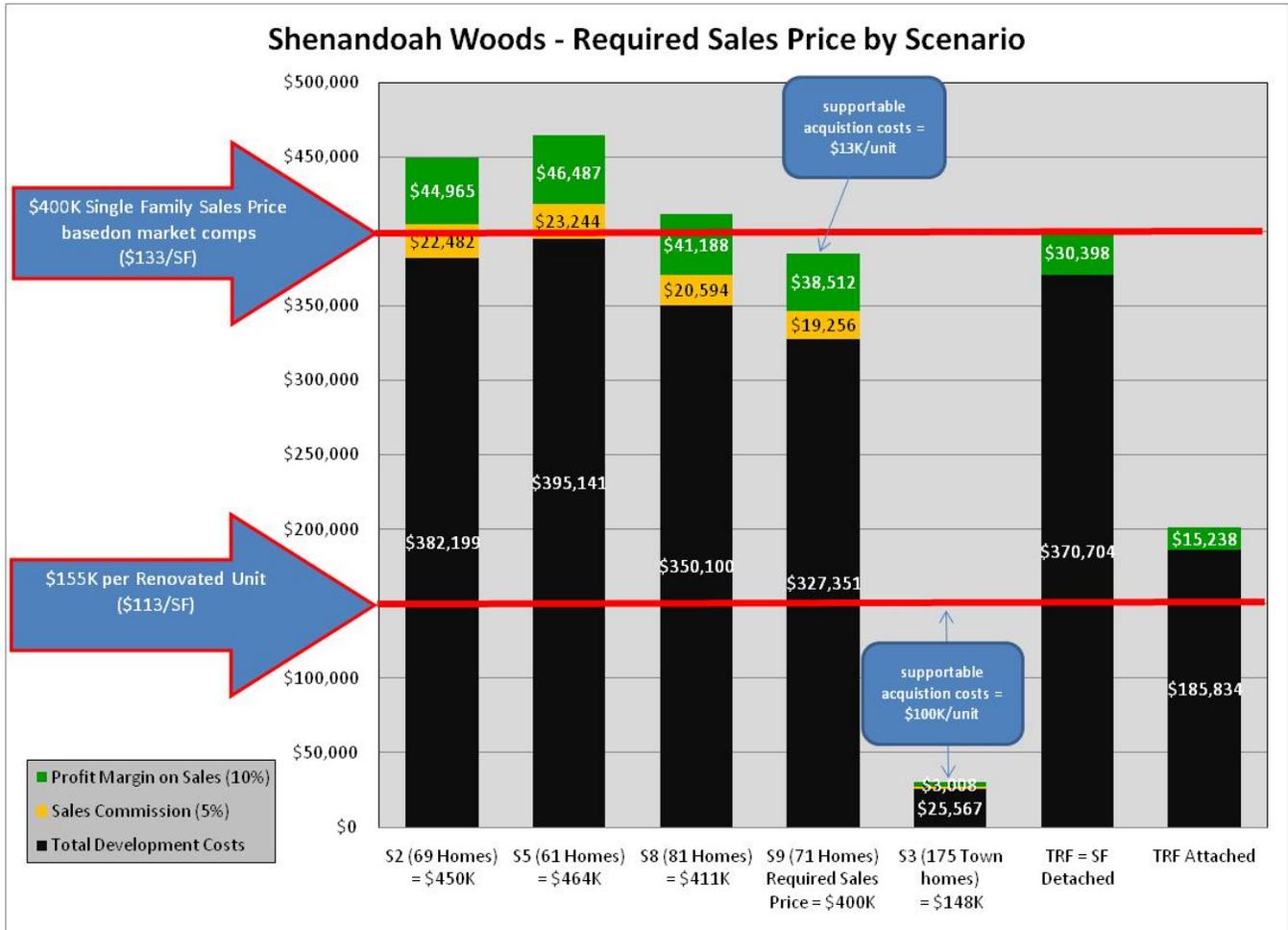
6. **Comparison of Minimum Sales Price to Comparable Sales Price** – The final step in this analysis was to compare the required sales price determine in step 4 with the likely sales price established in step 5. For each scenario, this analysis had one of two results:
 - a. Minimum Sales Price > (greater than) Comparable Sales Price → For the development scenarios that fell in to this category BBP determined that they were not financially feasible. This determination was made because the per unit development costs and profit margin needed for a developer to consider the project would result in minimum sales price that would exceed the amount consumers would be willing to pay for that product.

 - b. Minimum Sales Price < (less than) Comparable Sales Price → For these scenarios (S-3, S-9, and S-10), BBP determined that each was financially feasible and calculated the additional amount of supportable land costs (residual land value).

As graphical illustration of the results of this analysis, we have included the following chart which summarizes the review of the Shenandoah Woods scenarios:

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Investment Yield Threshold Model (For-Rent Office Scenarios):



- 1. Set Development Program** –For each of the scenarios BBP worked with WR&A to determine square footage of either new or renovated office. These development programs also detailed the number of existing units that would be demolished and other required sitework/infrastructure improvements.
- 2. Estimate Development Costs** - The next step was to estimate all development costs for each of the scenarios. These costs included demolition costs, sitework costs, hard construction costs (building structures), soft construction cost (design and permits), and financing costs. The data sources used to estimate these costs included detailed analysis from WR&A and various industry cost databases. Please note these costs do not include land acquisition. Under this analysis model, residual land value is calculated in step 5.
- 3. Determine Required Project Return and Minimum Yield (Net Operating Income/ Total Investment)** - Based on industry research and experience BBP assumed that the minimum ten

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year levered internal rate of return (IRR) to be 20%. To achieve this return the office scenarios would have to achieve a 9% yield or, put another way, the cash flow from operations would have equal 9% of total investment require to build/renovate the office properties.

4. **Review Comparable Office Rents** – To establish a likely per square foot office rent rate for the two office scenarios, BBP reviewed existing office projects within the market area. Based on this analysis we determined that the renovated office space (J-8) would command \$19 per square foot, while the new office structures would achieve a rental rate of \$24 per square foot.
5. **Determine and Adjust Yield** – In both of the scenarios the yield without land costs exceeded the 9% threshold, meaning both were determined to be financially feasible. The next step was to increase land acquisition costs until the yield was equal to 9%. The table below summarizes the analysis.

Calculation of Supportable Acquisition Costs Based on Minimum Yield

	J6 10,800 SF Renovated Office	J8 17,000 SF New Office
Key Assumptions		
Office Rent (\$/SF)	\$19	23
Vacancy Rate	10%	10%

Initial Yield

A	Total Investment (\$/SF)	\$64	\$179
B	Income (\$/SF)	\$16	\$20
(A/B)	Yield without Acquisition Costs	25%	11%

Yield with Acquisition Costs

	Acquisition Costs (\$/SF)	\$108	\$33
C	Total Investment with Acquisition Costs	\$172	\$213
D	Income (\$/SF)	\$16	\$20
(C/D)	Yield with Acquisition Costs	9%	9%

Total Acquisition Costs	\$1,200,000	\$565,000
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Financial Feasibility Summary Findings

Development Analysis Question: Which, if any, of the conceptual development programs considered for both the Shenandoah Woods Jacksonville Road sites are financially feasible and, for those determined to be financially feasible, what is the residual value of the land (supportable land costs to DOD)?

Findings: The following tables summarize the findings for each of the six (6) conceptual development programs evaluated and the six (6) conceptual development programs considered for Jacksonville Road.

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The Alternatives with a **green** box are financially feasible, those with a **red** box are not. For the Shenandoah Woods Housing Area, Alternatives S-3, S-9 and S-10 are financially feasible and for the Jacksonville Road Housing Area, Alternatives

SHENANDOAH WOODS - FINDINGS SUMMARY

Scenario	Description	ALDIE (Five Buildings)	Warminster Park	Single Family	Renovated Existing Units	Feasible (Y/N)	Supportable Acquisition Costs to DOD
S-2	Demo 35 buildings & Build 69 For-Sale SF Homes	N	Y	69	-	N	NA
S-3	Renovate 175 Townhome Units - Sell	N	Y	-	175	Y	\$17,500,000
S-5	Demo 30 buildings & Build 61 For-Sale SF Homes	Y	Y	61	-	N	NA
S-8	Demo 40 buildings & Build 81 For-Sale SF Homes	N	N	81	-	N	NA
S-9	Demo 40 buildings & Build 71 For-Sale SF Homes using existing roads	N	N	71	-	Y	\$1,000,000
S-10	TRF Plan - Mix of Single Family and Major Renovations	N	N	25*	88	Y	\$6,000,000*

*Proceeds could be used to pay DOD for property and capitalize the Homeless Assistance Fund (HAF); market comp for land value per unit may be 10% of total development cost

Alternatives J-1, J-2, and J-9 are non-profit operations that are not private development oriented. Their determination of “feasible” comes from the fact that the organizations sponsoring them have the financial backing to support the operations.

JACKSONVILLE ROAD - FINDINGS SUMMARY

Scenario	Description	New Single Family	Renovated Existing Units	Square Feet of Office	Feasible (Y/N)	Supportable Acquisition Costs to DOD
J-1	ATG Learning Academy	-	6	10,200	Y	n/a
J-3	Renovate 6 Single Family	-	6	-	Y	\$575,344
J-5	Demo 6 buildings build 4 new Single Family	4	-	-	N	NA
J-6	Renovate 6 units for office	-	-	10,200	Y	\$1,105,681
J-8	Demo 6 buildings build 17,000 SF of Office	-	-	17,000	Y	\$565,350
J-9	Demo 6 buildings and build BCHG offices, 5,500 SF	-	-	5,500	Y	n/a

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2.6 *Recommended Alternative*

The recommended alternative is The Reinvestment Fund/Bucks County Housing Group (TRF/BCHG) use of the properties. In this section of the plan, the recommendation factors are briefly described, including the “balance” factors. Following this is a summary of the TRF/BCHG plan concept for the use of the Shenandoah Woods Housing Area and the Jacksonville Road Housing Area. The complete TRF/BCHG Notice of Interest submission that presents the plan in its entirety is attached to this Plan.

Recommendation Criteria

As described in the report above, there are three sets of recommendation criteria that the HLRA employed in assessing both the NOIs and other development alternatives. Those criteria include:

- Economic and Fiscal Benefit
- Financial Feasibility
- “Balance”: Community/Homeless/Economic Development

The findings laid out above show that the TRF/BCHG Plan provides modest economic and fiscal impacts to the community and is financially feasible. The

Balance Factors

A critical component to the approval of any BRAC redevelopment plan is the assessment of how the proposed uses balances the needs of the homeless, the community and economic development, specifically:

“The LRA shall discuss (1) how the reuse plan balances the need for economic redevelopment, other types of development, and homeless assistance in the community in the vicinity of the installation, and (2) how this plan is consistent with the Consolidated Plan and other existing housing and community development plans adopted by the jurisdictions in the communities served by the LRA.”

The LRA has gone to great lengths to make sure the community input has been heard, that homeless needs have been taken into consideration and that economic development and other factors have been considered. It is for these reasons that such a detailed market analysis, economic and fiscal analysis and financial feasibility analysis was conducted.

Regarding the Balance findings, the LRA feels strongly that the TRF/BCHG Plan provides the greatest overall balance and benefit to the community. This is for the following reasons:

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- The TRF/BCHG Plan is financially feasible and sustainable
- The Homeless Trust Fund created by the sale of the residential properties fills a need for homeless funding identified in the Continuum of Care and the Consolidated Plan
- Important office and support space for BCHG will enhance their mission
- The single family detached and semi-detached twin housing are consistent and compatible with surrounding uses
- The storm water management and retention basins included in the plan provide a necessary public benefit
- The Plan maintains existing forested buffers between this development and the existing residential communities
- The project provides housing opportunities for both start-up and up-grade housing needs.
- The TRF/BCHG plan has received positive feedback from the public during the public meetings

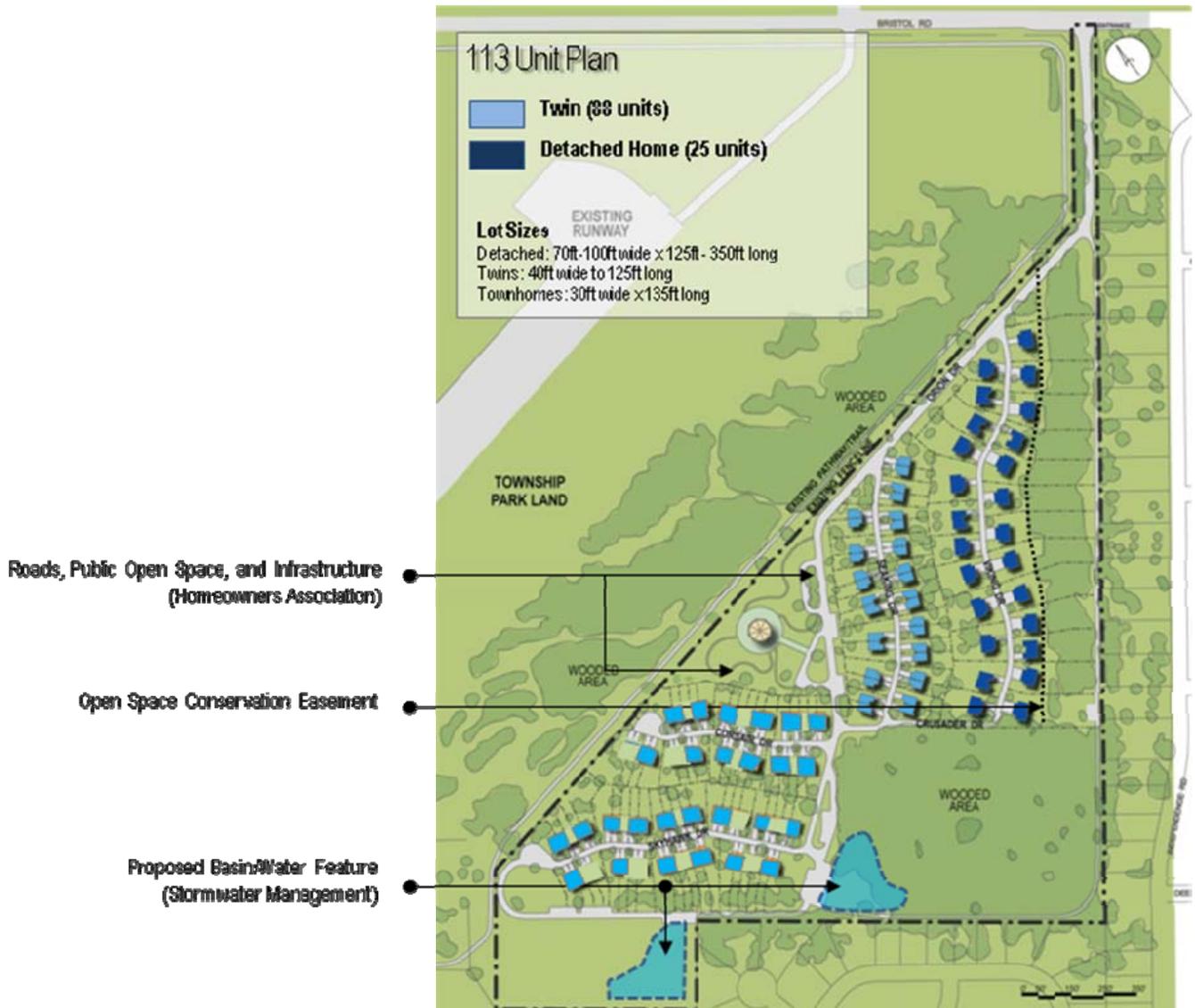
Summary of the TRF/BCHG Plan Concept

The TRF/BCHG plan incorporates new construction and major rehabilitation construction to create a residential community with single family detached units (25) and semi-detached twin units (88). The project, properly executed, can be the catalyst to resolve several critical public needs. The amended plan will maximize the site's benefit to the public by simultaneously addressing six clear public priorities:

- 1) Create a long term and sustainable resource to reduce or eliminate the area's homeless population – Homeless Trust Fund;
- 2) Redevelop the existing site using sustainable and energy efficient development practices;
- 3) Reconfiguration of the current site so that it lowers density and creates homeownership opportunities for local residents;
- 4) Addresses existing storm water management issues;
- 5) Permanently preserve area open space; and
- 6) Minimize the public investment by leveraging private capital.

The graphics below show the site plan of the project, and building elevations for both the single family detached units and the semi-detached “twin” units.

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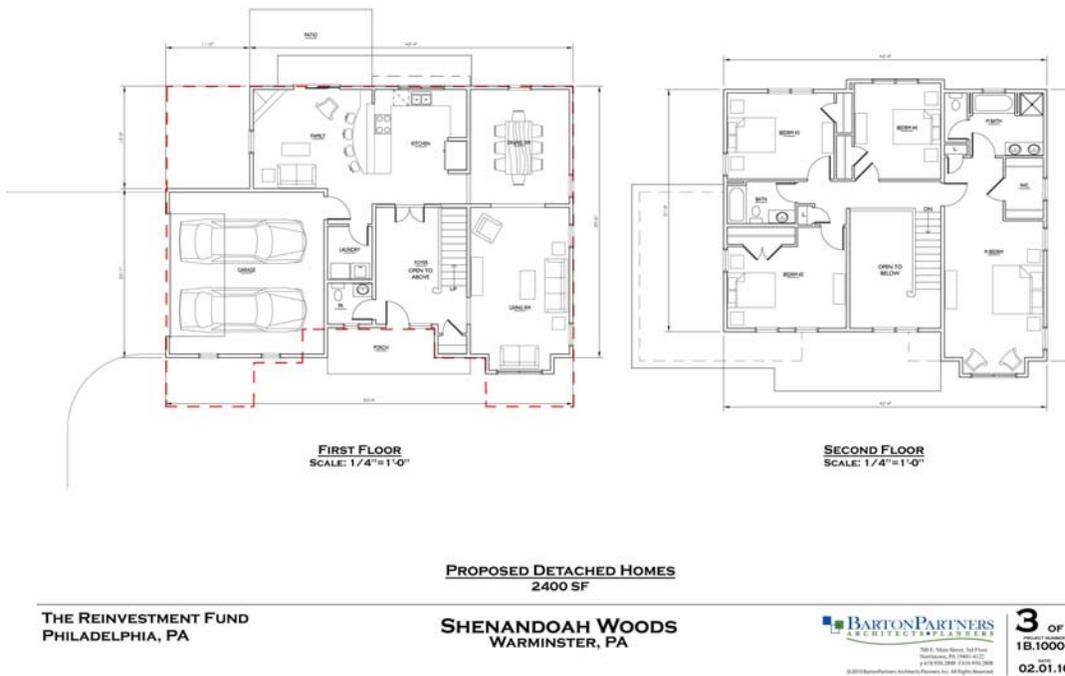


Single Family Detached. Creating detached single family homes will require substantial site demolition. At a minimum we are proposing reusing the existing building's footings and foundations and selected elements of sidewalks, curbs and roads from the existing site. The creation of these units will require a 65% reduction in the total number of homes on this part of the site. Specifically, 47 existing townhomes be permanently removed to accommodate 25 detached homes. These new 2,400 square foot homes will be substantially larger than the existing homes on the site and they will include attached 2 car garages (see proposed floor plan below). The estimate sales price for these units is between \$388,000 and \$412,000.

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Single Family Detached Floor Plans



Semi-detached Twins. The semi-detached homes will be located to the immediate west of the detached single family homes. 20% of the existing homes (39 units) must be demolished to create the 88 semi-detached homes. At a minimum, the proposed redevelopment intends to reuse

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the existing building's footings, foundations, sidewalk, curbing and all roads from this portion of the existing site. Assuming that there is a cost effective way to retain the some of the existing structure, these structures it will be the base upon which a new second floor is built. The expanded second floor will have a master suite and two additional bedrooms (see Floor Plan Semi-Detached Home). All kitchen and bathroom will be renovated and all fixtures and appliances replaced. This building renovation is anticipated to cost approximately \$144,000 per unit and will increase the interior square footage to 1,452. The renovated homes have an expected sales price of \$202 /sq.ft. or \$293,000 per home.

Semi-detached Building Elevations and Floor Plan

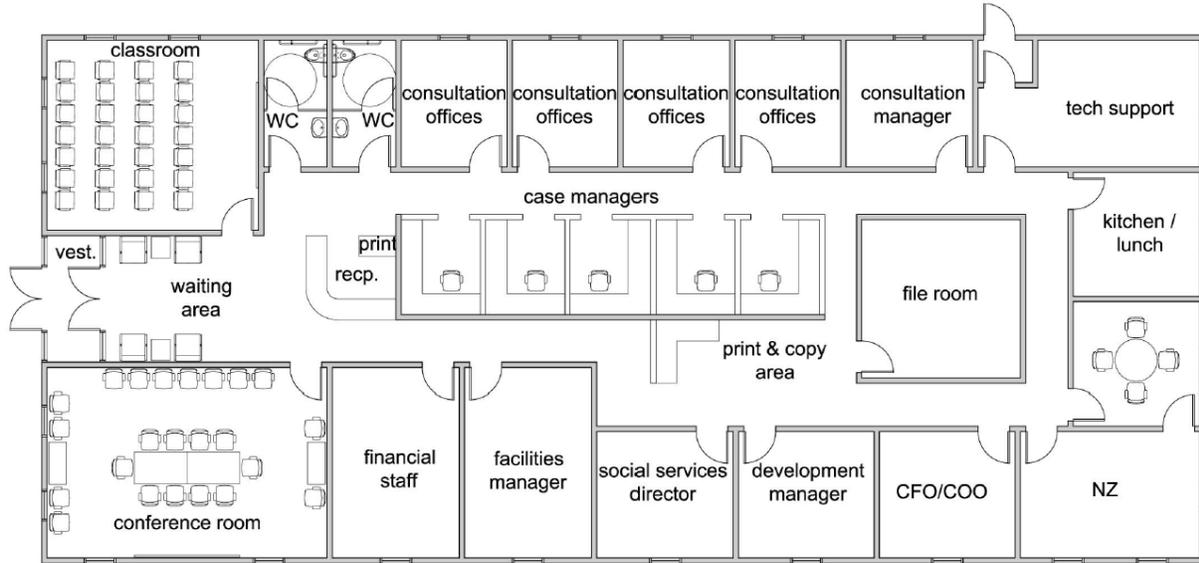


Jacksonville Road Reuse- Bucks County Housing Group Facility (BCHG). The proposed program for BCHG's is based on the organizations current space needs and projected area needs for the next 5 years. The proposed facility is a 5,500 sq. ft. one-story structure that includes a surface parking lot for 36 parking spaces. Considering the potential future needs, the location of the structure on the site allows for a reasonable expansion of an additional 1,500 to 2,000 sq. ft. The detailed proposed program is listed below:

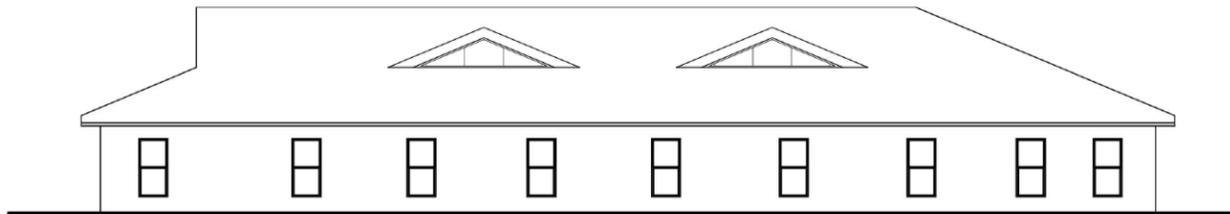
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Proposed Facility Floor plan:



Proposed Building Elevation



BUCKS COUNTY HOUSING GROUP- PROPOSED SIDE ELEVATION

Homeless Assistance Submission

1.0 Information about Homelessness

1.1 Homeless Population

Despite the significant efforts made by the U.S. Census, the number of homeless persons is at best a speculative estimate of a population that is hard to located, quantify and, to some extent, define. Although persons in need of services are more likely to congregate within the more urbanized portions of the County, rural areas tend to have a less visible homeless population. Whether rural or urban, addressing homelessness requires a comprehensive strategy involving a combination of housing, community, and job training services.

Between 2001 and 2003, the total homeless population in Bucks County increased by 4.7 percent from 918 to 961. The largest increases occurred in the number of single individuals (35.5 percent), followed by the number of adults in families (20.8 percent). The total number of children in homeless families declined by 9.6 percent.

Bucks County - Homeless Population in Shelters			
	2001 Survey	2003 Survey	% Change
Single Individuals	141	190	35.5%
Families	214	291	20.8%
Adults	309	348	12.6%
Children	468	423	-9.6%
Total Persons in Families	777	771	-1.0%
Total Homeless Persons	918	961	4.7%
<i>Source: Bucks County Consolidated Plan; Point-in-Time Survey</i>			

In addition, the homeless population of Montgomery County consists of approximately 629 individuals who are either in emergency or transitional shelters or are unsheltered. Of these individuals, majority of them are homeless families with children, which account for approximately 468 of the population.

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Montgomery County - Continuum of Care: Housing Gaps Analysis Chart				
Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
1. Homeless Individuals	79 (N)	29 (N)	53 (N)	161
2. Homeless Families with Children	98 (N)	54 (N)	0 (N)	152
2a. Persons in Homeless Families with Children	295 (N)	173 (N)	0 (N)	468
Total (Lines 1+2a)	374	202	53	629
Part 2: Homeless Subpopulation	Sheltered		Unsheltered	Total
1. Chronically Homeless	57 (S)		5 (S)	62
2. Severely Mentally Ill	89 (N)		-	89
3. Chronic Substance Abuse	47 (N)		-	47
4. Veterans	8 (N)		-	8
5. Persons with HIV / AIDS	1 (N)		-	1
6. Victims of Domestic Violence	49 (N)		-	49
7. Youth (Under 18 Years of Age)	0 (N)		-	0
<i>Source: Montgomery County, PA Consolidated Plan FY2005-2009</i>				

1.2 Special Needs Population

The U.S. Census breaks down special needs populations between “Institutionalized” and “Non-institutionalized”. Institutionalized persons are those living in facilities such as correction institutions, nursing homes, hospitals for the chronically ill, mental hospitals, and juvenile institutions. As of 2000, there were nearly 5,800 institutionalized Bucks County residents. The majority were seniors (87.2 percent) living in nursing homes. The non-institutionalized special needs population is made up of over 3,200 individuals, with the vast majority (69.9 percent) being between the ages of 18 and 64. Over 2,000 persons (62.7 percent) live in group quarters sponsored by local non-profit organizations, such as those providing services to the mentally disabled. Housing and access to support services (e.g. – medical care, social services, and transportation) seems to be a common need. Most of the housing affordable to this group tends to be located in Lower Bucks and the more urbanized areas, were, by and large, many of the agencies providing support services are located.

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Bucks County - Special Needs Population					
	Male	% of Total	Female	% of Total	Total
Institutionalized	2,224	100.0%	3,571	100.0%	5,795
<i>Under 18</i>	202	9.1%	86	2.4%	288
<i>18 to 64</i>	1,163	52.3%	372	10.4%	1,535
<i>65+</i>	859	38.6%	3,113	87.2%	3,972
Group Quarters Type	2,224	100.0%	3,571	100.0%	5,795
<i>Correctional Institutions</i>	714	32.1%	84	2.4%	798
<i>Nursing Homes</i>	978	44.0%	3,223	90.3%	4,201
<i>Hospitals (Chronically Ill)</i>	3	0.1%	4	0.1%	7
<i>Mental Hospitals</i>	106	4.8%	22	0.6%	128
<i>Juvenile Institutions</i>	49	2.2%	20	0.6%	69
<i>Other Institutions</i>	374	16.8%	218	6.1%	592
Non-Institutionalized	1,509	100.0%	1,720	100.0%	3,229
<i>Under 18</i>	213	14.1%	127	7.4%	340
<i>18 to 64</i>	1,157	76.7%	1,100	64.0%	2,257
<i>65+</i>	139	9.2%	493	28.7%	632
Group Quarters Type	1,509	100.0%	1,720	100.0%	3,229
<i>College Dormitories</i>	539	35.7%	664	38.6%	1,203
<i>Military Quarters</i>	0	0.0%	0	0.0%	0
<i>Other</i>	970	64.3%	1,056	61.4%	2,026
Source: Bucks County Five-Year Consolidated Plan (2005-2009)					

The special needs population in Montgomery County consists mainly of elderly and physically disabled individuals.

Montgomery County - Special Needs Populations		
Special Needs Sub-populations	Priority Need Level	Population
Elderly	Medium	3,962
Mental Illness	High	300
Physically Disabled	High	3,104
Persons w/ Alcohol / Other Drug Additions	Medium	30
Persons w/ HIV / AIDS	High	Not Quantified
Children and Youth	High	Not Quantified

1.3 Priority Homeless Needs Assessment

The following is the Bucks County Five-Year Consolidated Plan housing priorities. Priority Needs are defined as follows:

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- High Priority: Activities to address this need will be funded by the program during the five-year term of this Consolidated Plan.
- Medium Priority: Activities that are of lower priority, but still may be funded during this five-year period.
- Low Activity: Activity will not be funded during the five-year period.

To establish priorities, an analysis for both cost-burdened renter and homeowner households was conducted. The analysis revealed that the housing cost burden seems to be particularly more acute for households qualifying as very low income (i.e. – earning 30 percent or less of median) and low income (i.e. – earning between 31 percent and 50 percent of median). Therefore, the priority for both of these two income groups was classified as high. The priority for households earning between 51 percent and 80 percent of median income was classified as median.

Bucks County - Housing Needs, Priorities, & Goals (2005-2009)						
Priority Housing Needs (Households)		Priority Need Level		Total Estimated Needs	Long- Term Goals 2005 / 2009	Short- Term Goals FY 2005
		Income Level	High, Medium, Low			
Renter	Small Related	0% - 30%	H	1,000	5	-
		31% - 50%	H	500	5	-
		51% - 80%	M	100	20	5
	Large Related	0% - 30%	H	1,000	5	-
		31% - 50%	H	1,000	20	-
		51% - 80%	M	500	20	5
	Elderly	0% - 30%	H	300	10	-
		31% - 50%	H	500	25	10
		51% - 80%	M	50	75	50
	All Other	0% - 30%	H	300	10	-
		31% - 50%	H	600	60	-
		51% - 80%	H	500	30	-
Owner	0% - 30%	H	1,000	10	-	
	31% - 50%	H	4,000	100	10	
	51% - 80%	H	7,000	100	10	
Special Populations		0% - 80%	H	1,000	60	5
Total Needs				19,350	-	-
				Total Goals	555	95
<i>Source: Bucks County Five-Year Consolidated Plan (2005-2009)</i>						

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Housing priority needs for Montgomery County are provided in the table below, and estimate a total goal of 475 proposed accomplishments ranging from renter occupied to owner occupied households.

Montgomery County - Housing Priority Needs					
Households by Type and Income		Priority Need Level		Unmet Need	Proposed Accomplishments
Renter	Small Related	0 - 30%	High	1,215	20
		31 - 50%	High	1,401	50
		51 - 80%	Medium	1,402	-
	Large Related	0 - 30%	High	346	20
		31 - 50%	High	273	20
		51 - 80%	Medium	283	-
	Elderly	0 - 30%	High	2,078	50
		31 - 50%	High	2,192	140
		51 - 80%	Medium	1,449	-
	All Other	0 - 30%	High	1,653	10
		31 - 50%	High	1,614	30
		51 - 80%	Medium	1,736	-
Owner	0 - 30%	High	4,921	20	
	31 - 50%	High	5,199	30	
	51 - 80%	Low	5,908	-	
Home Purchasers	0 - 30%	Medium	-2	5	
	31 - 50%	High	-2	30	
	51 - 80%	High	-2	50	
Special Needs	0 - 80%	High	-	-	
Total Goals					475
<i>Source: Montgomery County, PA Consolidated Plan FY2005-2009</i>					

1.4 Homeless Services

Bucks County has been working for several years to prevent homelessness. The County’s system includes outreach and assessment, emergency shelter, transitional housing, permanent housing, and other services to prevent homelessness.

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Homeless Prevention Programs		
Program	Agency	Assistance
Rental Assistance	Bucks County Opportunity Council; Pennel Mental Health / Mental Retardation	Rental Assistance (State Housing Assistance Program); Security Deposits; and, One-Time Rent to Prevent Eviction
Utility Assistance	Bucks County Opportunity Council	Utility Payments
Mixed Emergency Housing / Utility Assistance	Various Churches, Charitable Organizations	Rent, Utilities, and Short-Term Motel
Counseling	Bucks County Opportunity Council & Family Service Association	Family / Housing Counseling for Low Income Households
Mortgage Assistance	Bucks County Housing Group	Payment Assistance (PA HEMAP through PHFA)
<i>Source: Bucks County Five-Year Consolidated Plan (2005-2009)</i>		

Bucks County has also utilized other homeless outreach and assessment programs to provide assistance and support to homeless and special needs individuals and families.

Homeless Outreach & Assessment Programs		
Program	Agency	Assistance
Outreach Street Homeless	American Red Cross - Lower Bucks Chapter; PA Drug and Alcohol Commission; Bucks County Department of Children & Youth; PATH Program	Homeless Hotline and Transportation to Shelters; Assessment and Treatment; Assessment, Counseling, and Shelter; MH/MR Referrals Shelters, Hospitals, Case Managers
Outreach Other Homeless Persons	Homelessness: Network (Human Services Agencies) and Non-Network (e.g. police, schools); Mental Health: PATH Program; Domestic Abuse: A Woman's Place; Veterans Assistance (Bucks County Military Affairs); Substance Abuse (PA Drug & Alcohol Commission); HIV / AIDS (Family Services); Youth (Intermediate Unit, Children and Youth)	Referrals; Domestic Violence Hotline; Health Clinic; Assessment and Treatment; AIDS Hotline, Education; and, School Enrollment, Service Referral, Foster Care
<i>Source: Bucks County Five-Year Consolidated Plan (2005-2009)</i>		

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1.5 *Identified Gaps in the Continuum of Care*

The purpose of the Humans Services Housing Coalition is to identify needs and resources to address the various conditions and symptoms of homelessness. Participations include homeless shelters, housing developers, housing operators, and the providers of education, counseling, health care, and substance abuse treatment. The focus of program assistance is to engage preventative efforts, and the expansion and improvement of homeless services and prevention efforts, along with expansion of facilities (beds for emergency shelters and transitional homes). Homeless prevention will be concentrated on services such as Voucher rental assistance, housing counseling, emergency financial assistance (for rent and utilities), domestic violence counseling, substance abuse treatment and prevention. Emergency and Transitional housing will be supported. The County will promote the transition of homeless individuals and families to self-sufficiency through funding of permanent supportive and transitional housing.

Continuum of Care - Housing Gap Analysis				
		Current Inventory	Under Development	Unmet Needs / Gap
Individuals	Emergency Shelter	32	0	63
	Transitional Housing	318	0	31
	Permanent Supportive Housing	131	0	134
	Total	481	0	228
Persons in Families with Children	Emergency Shelter	67	10	42
	Transitional Housing	0	0	20
	Permanent Supportive Housing	1	0	24
	Total	68	10	86
Source: Bucks County Five-Year Consolidated Plan (2005-2009)				

1.6 *Inventory of Homeless Facilities*

The Buck's County Housing Authority is a public non-profit government entity. The Housing Authority manages the County's public housing inventory, constructed mostly with federal funding. The Housing Authority can issue bonds to finance improvements, construction, or reconstruction of its facilities, and propose capital improvements, development, demolition, or disposition of public housing developments.

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Public Housing Units			
Project Name	Municipality	Occupants	Units
Bensalem Woods	Bensalem Township	Elderly	48
Grundy Hall	Bristol Township	Elderly	130
Grundy Gardens	Doylestown Township	Elderly	152
Grundy House	Quakertown Borough	Elderly	152
Grundy Manor	Telford Borough	Elderly	120
Grundy Tower	Bristol Township	Elderly	176
MacIntosh Regency	Tullytown Borough	Elderly	100
LaMont Plaza	Bristol Township	Elderly	60
Miriam Wood Brown Village	Perkasie Borough	Elderly	128
Total Elderly Public Housing Units			1066
PA 51-8	Bristol Borough	Family	13
Sellersville Heights	Sellersville Borough	Family	60
Venice Ashby, Phase I	Bristol Borough	Family	62
Venice Ashby, Phase II	Bristol Borough	Family	61
Total Family Public Housing Units			196
<i>Source: Bucks County Five-Year Consolidated Plan (2005-2009)</i>			

Bucks County Assisted Rental Housing Units					
Housing Project Name	Program	Location	Total	Family	Elderly
Bristol Gardens	221(d)(3)	Bristol Township	392	392	-
Country Commons	236	Bensalem Township	352	352	-
Foxwood	236	Middletown Township	304	304	-
Venice-Ashby I & II	Public / 8	Bristol Township	123	123	-
Crown Square	-	Bristol Township	22	22	-
Grundy Towers	Public	Bristol Township	176	-	176
Grundy Manor	23	Telford Borough	120	-	120
Center Square Towers	236	Doylestown Borough	352	-	352
Grundy House	515 / 8	Quakertown Borough	152	-	152
Galilee Village	8	Perkasie Borough	120	-	120
Grundy Hall	8	Doylestown Borough	152	-	152
Miriam Wood Brown Village	515 / 8	Perkasie Borough	127	-	127
Charter Arms	8	Warminster Township	118	-	118
Gloria Dei Plaza	202	Newtown Township	110	-	110
Grundy Gardens I & II	Public / LIHTC	Bristol Township	190	-	190
Warminster Heights	8	Warminster Township	746	746	-
Section 8 Existing	8	Countywide	2991	2068	923
Meadow Glen	515 / 8	Hilltown Township	90	90	-
Washington Glen	515 / 8	Telford Borough	44	44	-
Bensalem Woods	Public	Bensalem Township	48	-	48
Sellersville Heights	515 / 8	Sellersville Borough	60	60	-
Morrisville Presbyterian Apts	202	Morrisville Borough	99	99	-

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MacIntosh Regency	Public	Tullytown Borough	100	-	100
Bristol Borough Rehab	Public	Bristol Township	13	13	-
Silver Lake Plaza	-	Bristol Township	15	15	-
Robert Morris Apts	-	Morrisville Borough	38	38	-
Spring Street Apts	-	Bristol Township	24	24	-
Towpath Apts	HOME	Morrisville Borough	17	17	-
Fountainville Apts	HOME	New Briain Township	11	11	-
Galilee Pavilion	HOME	Falls Township	50	-	50
Penn Gardens	202	West Rockhill Township	20	-	20
Ashland Manor	HOME	Perkasie Borough	36	-	36
Olde Town Manor	HOME	Perkasie Borough	15	-	15
Bucks Villa	811	New Hope Borough	8	8	-
Co-Mans	811	Middletown Township	8	8	-
Libertae	HOME	Bensalem Township	16	16	-
Dual Diagnosis	HOME / SHP	West Rockhill Township	16	16	-
Four Agencies	Shelter+Care	Four Sites	24	24	-
Bensalem Apts	HOME	Bensalem Township	53	-	53
Coleman Court	HOME	Morrisville Borough	5	5	-
New Hope Manor	HOME	New Hope Borough	90	-	90
IHDC Sellersville	HOME	Sellersville Borough	21	21	-
Bridgewater Court	HOME	Bensalem Township	5	5	-
Cornwells Heights	HOME / HTF	Bensalem Township	60	-	60
Scattered Site	HOME / HTF	Countywide	40	40	-
Croydon Court	HOME / HTF	Bensalem Township	12	12	-
Total			7585	4573	3012
Source: Bucks County Five-Year Consolidated Plan (2005-2009)					

2.0 Notices of Interest (NOI's)

The HLRA conducted an outreach meeting in April further describing the BRAC process and announcing that all Notices of Interest (NOIs) from homeless service providers and potential public benefit conveyances would need to be received by the HLRA no later than 4:00 on July 15, 2009. At the time the NOI period ended, four (4) Notices of Interest had been submitted for the Shenandoah Woods property, the Jacksonville Road property, or a combination thereof. Each of the NOIs is described briefly below. Complete copies of each can be found in the appendix to this submission. Of the four (4) NOIs, two have been conditionally withdrawn from the process, Aldie Foundation and Warminster Township. Letters confirming this fact are included in the appendix.

2.1 *Aldie Foundation*

This NOI seeks five buildings, containing 20 residential units, on the Shenandoah Woods Housing Area in the southwest corner of the site. The buildings will be used for their long term family transitional housing program targeted to individuals and families who are in recovery (Minimum 12 months clean and sober) who lack adequate housing that supports recovery and fosters development of independent living skills, parenting skills, and occupational development skills.

"The Passage" would provide the final steps of an individual's and family's road to recovery. The program will be targeted to persons who have established a sustained recovery program or following their placement in sheltered housing or halfway house experiences, where they have gained a period of sobriety and some of the life skills required to maintain sobriety. It would create a therapeutic community and a network of support while allowing the individual further development of coping and independent living skills. For some "The Passage" program would also provide a family preservation opportunity for those families that have struggled with chemical dependency, lost many of the supports and opportunities as a result of their addiction and have inadequate housing to support a recovering lifestyle. This program (providing acquisition of 20 units) would house an average of 10 families and 16 individuals, a full time resident advisor/supervisor, and clinical support programming. Given the variations in paths of recovery for different individuals for some The Passage program will equate to permanent supportive housing for others it may provide the stability and skills necessary to transition to total independent living arrangements. Ongoing drug and alcohol treatment, parenting skills training and occupational skills development counseling would be provided as necessary and community group supervision would be provided 24/7.

The Passage program will support expansion of the Bucks County Recovery Community and the availability of not only permanent and long term transitional living opportunities but of supportive

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services designed to assist in long term recovery, family preservation, prevention of future generations of persons with chemical dependency, and occupational and social skills development for persons in recovery strengthening the Bucks County Community.

Currently, the Aldie Foundation does not currently possess real estate suitable for the proposed program.

This program will receive referrals to and refer to shorter term transitional D&A housing as needed. The program will also be coordinated with other homeless programs when there is need for placement of persons meeting the admission requirements of the Passage program. Coordination will occur through the Foundations existing network of contacts and by targeted case-managers and peer recovery specialists.

The Program could be up and running with 3 months of announcement of award.

Buildings/Property Necessary to carry out the Program. The Passages program as defined above will require twenty (20) townhouse units located in the "Shenandoah Woods" military townhouse complex. Units include: 566,568,570,572,574,578,580,582,584,586,588,590,592,594,596,598,600,602, 604, Skyhawk Drive. The units are suitable for the proposed use as independent living quarters for individuals and families with up to 3 children as currently configured with no need for renovations or improvements. They will meet the needs of homeless families and individuals throughout Bucks County, in need of homes that can provide a supportive recovery community, and services that will improve resident's ability to sustain long term recovery and family preservation, while pursuing educational and occupational opportunities and developing life and recovery skills. Residents will also support each other in their recovery improving self esteem and creating an expanded recovery community.

The Aldie Foundation is requesting a deed transfer of the identified properties. The current land use and zoning will need to accommodate residential R1 uses. As such, no change should be necessary, nor is any rehabilitation or construction anticipated or necessary for the proposed use.

2.2 ATG Learning Academy

ATG Learning Academy proposes to use the six existing buildings in the Jacksonville Road Housing Area to create an educational campus environment. ATG will use four of the buildings for academic departments (History and Science; Math and English; Reading and Writing; and Art, Music and a Computer Science Lab), one building for administration, and one building for multi-purpose functions including a cafeteria, an assembly room, a library and a small gym.

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ATG, due to its stated goals of maintaining a 4:1 student/teacher ratio does not foresee the need to materially alter the current layout of the four proposed academic buildings or the administration office. However, due to the anticipated functions of the proposed multi-purpose building, modifications may be necessary. The extent of the modifications will be determined based on a final design and cost projections. ATG Learning Academy is a private, non-profit, licensed co-educational school servicing students with Learning Differences. We are licensed through the Pennsylvania Department of Education and follow the state curriculum. ATG is the only school accepting students who are two or more years behind in reading. ATG specializes and uses Wilson Reading System to teach our non-readers. ATG teaches students from grades 1st through 12th opening the school after hours as a center to tutor other academic subjects.

Our flexible, customizable teaching methods are tailored to each student's needs. This enables them to proceed onto higher education, or reintegrate back into public school (should they wish). At ATG we analyze and determine what each individual student needs and offer them our broad selection of programs and methods of instruction.

ATG Learning Academy enrollment is growing monthly; we are seeing a huge need for our services from many counties. We are currently accepting students from Bucks County, Montgomery County, Philadelphia, and Chester County. Our enrollment in September 2008 was thirteen students and this September our enrollment is thirty-two; our goal to have forty by the end of the school year. ATG does not want to exceed more than forty per school; we want to maintain our quality of education through the small student classroom. We need the extra space for the school to grow and provide excellent education to the students in our communities.

Currently ATG is renting a building in a light industrial park in Warminster, PA. Although the space is currently sufficient, we are limited in our ability to modify the building to suit the needs of our school. This limitation pertains to both academic constraints (student enrollment and course expansion) and environmental constraints. We need an assembly room, larger library and bigger gym. Also, there is no outdoor area for outside activities. The students currently play in the parking lot, and the multipurpose building would allow a dedicated space for physical activities.

ATG is requesting the entirety of the Jacksonville property. The six houses will be broken down to four buildings for academic purposes, (History and Science; Math and English; Reading and Writing; and Art, Music and a Computer Science Lab) one building devoted to administrative use and one building for multi-purpose functions (cafeteria, an assembly room, a library and a small gym).

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The History / Science, Math / English, Reading / Writing buildings will most likely need little to no changes to be immediately put into use. Larger bedrooms will be turned into classrooms, the closets will be dedicated to storage of materials such as binders, or they will be turned into built-in shelving for textbooks. The smaller rooms marked as 'Storage' will most likely be turned into one on one classrooms. The Art / Music / Computer Science Lab will outfit the bedrooms into private labs with no more than six computers each for small, intimate computer classes and the kitchen will be outfitted into an Art room, as it has access to a sink. Parking would be designed to open spaces. The Garages, if not being used for their original purpose for housing cars temporarily for faculty, will be used for storage. Our need to storage paper and other types of materials increases every year.

ATG requests a deed transfer of the property from the United States Department of Education through NAS-JRB. Ownership of the property by the Local Redevelopment Authority at a no cost lease to ATG, while not the preferred alternative, would be considered upon further clarification. We would need further clarification then on several issues such as who would be responsible for maintenance of the facilities, length of the lease, procedures and abilities to make future modifications to the site, etc. ATG would need to go before the Warminster Township board and request a zoning variance for the school.

ATG requires little changes to be made to the facilities in order to begin teaching students. Due to our stated goals of maintaining a 4:1 student to teacher ratio we do not foresee the need to materially alter the current layout of the four proposed academic buildings or administration office at this time. However as time goes on, we may wish to make changes such as described in Section I. The extent of these modifications will be determined based on a final design and cost projections. Tearing out walls to make a larger great room in the Gym / Cafeteria / Assembly building may be necessary. Modifying bathrooms so that they are easier accessible from the hallways rather than one classroom may be necessary for the future. Further modifications to the bathrooms so that there is a separate bathroom for both genders will most likely be considered for the future, but are immediately not necessary.

2.3 *The Reinvestment Fund/Bucks County Housing Group*

The Reinvestment Fund/Bucks County Housing Group (TRF/BCHG) NOI seeks both Housing Areas in their entirety for residential redevelopment (Shenandoah Woods) and BBCHG offices (Jacksonville Road). TRF/BCHG is proposing to 1) redevelop the site in a manner that is more consistent with the surrounding area; 2) preserve the open space so that it remains a permanent asset of the community; 3) address the long-standing storm water problems in the area; and 4) utilize the redevelopment and sale of the properties to capitalize the Homeless Trust Fund (HTF), which homeless advocates have been seeking. Equally important is the fact that this significant public benefit can be achieved with no local, state or federal funds; a nominal fee at conveyance of the property will be required. Once this site is

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converted to private ownership, it will be added to the Township's tax base providing revenue for the County, Municipality and School District. TRF/BCHG sees the conveyance and redevelopment of the site as the beginning to long term endeavor that will continue through the work of the HTF. As previously stated the sale of the homes will capitalize the HTF. As part of the HTF oversight, TRF, BCHG and Warminster representatives will form the initial directors of the HTF Board of Advisors who will approve all distributions of the funds to Bucks and Montgomery homeless programs.

According to TRF/BCHG, it is clear that the redevelopment of the Shenandoah Woods site is a magnificent opportunity. Properly executed, the site's redevelopment can be the catalyst to resolve several critical public needs. The amended plan will maximize the site's benefit to the public by simultaneously addressing 6 clear public priorities:

- 1) Create a long term and sustainable resource to reduce or eliminate the area's homeless population;
- 2) Redevelop the existing site using sustainable and energy efficient development practices;
- 3) Reconfigure the current site so that it lowers density and creates homeownership opportunities for local residents;
- 4) Address existing storm water management issues;
- 5) Permanently preserve area open space; and
- 6) Minimize the public investment by leveraging private capital.

Federal regulations governing the redevelopment of the site require that a priority consideration be given to the area's homeless population. The "area" in this case encompasses both Bucks and Montgomery Counties. Based on the size of the area, which encompasses 1,100 square miles with a population of 1.4 million residents, it is clear that using a single site to serve the population of approximately 1,000 homeless families and individuals is neither in the homeless community's nor region's best interest.

The leading homeless experts in Bucks and Montgomery Counties recognize that the homeless need is not centralized or uniform; they believe that the best tool to manage and eliminate the area's homelessness issues is a dynamic resource that meets the challenges of the 115 separate municipalities located in the area. Based on this recommendation, the Warminster Township, TRF and Bucks County Housing Group partnership (The Partnership) is seeking to redevelop Shenandoah Woods as a means to capitalize a Homeless Trust Fund (HTF). It is recognized that Bucks County Housing Group is the largest homeless provider in Bucks County, and given their existing portfolio of services in the geographic area, it is clear that they have the greatest capacity to lead the consortium and be the partner with TRF on this NOI.

The Partnership's sustainable redevelopment of the site seeks to maximize the benefit for the homeless and unlock the open space that has been inaccessible to the surrounding community. The Partnership recognizes that both the housing units and the entire site are well designed and are valuable assets.

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Currently, most of these homes are in good condition and occupied; the optimal site reuse should seek to utilize both the existing housing and site infrastructure where possible. During the NOI's public comment process it became evident that there is a strong public desire to reduce the number of units at Shenandoah Woods. In addition, during public comment it was clear that local residents were skeptical that the needs and desires of the surrounding community would be addressed. In an effort to incorporate the clearly stated desires of the local community, TRF/BCHG is offering this document as a refinement and amendment to our initial NOI.

Although the amended plan will reduce the total number of homes located at Shenandoah Woods, TRF/BCHG are still focused on preserving and reusing much of the existing infrastructure and housing and ensuring that the site's open space remains intact. Fortunately, the site is very well designed with excellent open space which will allow for the redevelopment into a quality for-sale residential community. To do this we propose 1) placing a conservation easement on the existing open space to ensure that the wooded and undeveloped areas are preserve; 2) utilizing much of the existing homes but lowering the sites residential density by 43% from 199 to 113 homes. The density reduction will be done through a process of targeted demolition, which will allow for detached and semi-detached single family homes. This amended site plan seeks to better conform the site to the current zoning while recognizing the need to preserve many of the existing homes; 3) improving the Township's storm water management, which has long be a problem for local residents.

The targeted demolition combined with the conversion from rental to homeownership requires significant capital investment. Specifically, TRF/BCHG will a) combine and demolish 86 units to create a lower density site b) retrofit all homes to increase square footage and marketability; c) upgrade systems for energy efficiency, d) create a planned community to address ownership and maintenance of all infrastructure, roads, and open space; e) upgrade utility connections and meters, and f) decrease the amount of impervious material and increase the groundwater penetration throughout the site; e)market and sell homes. Fortunately, the capital investment is borne by TRF BCHG and the buyer, not the public sector, and the actual sales revenue far exceeds the development cost. These revenues will be used to capitalize the HTF.

TRF/BCHG believes that the reuse is the best possible outcome for the Shenandoah Woods site. It will have clear and lasting impacts for homeless families and local residents; and the cost of these benefits will be covered without an additional outlay of pubic dollars. The plan is crafted to leverage the existing federal resources and attract millions of private dollars to address several of the area's longstanding public issues. The specific request as it relates to this NOI is as follows: TRF and BCHG seek a homeless assistance conveyance for the transfer of the Naval Air Station Joint Reserve Base Willow Grove (NAS JRB Willow Grove) housing, (formerly owned by Naval Air Warfare Center Warminster (NAWC

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Warminster)). TRF and BCHG intend to utilize these sites as a means to serve the needs of the homeless community in Bucks and Montgomery County. The Partnership believes that the following plan is in the best interest of Warminster Township and Bucks and Montgomery Counties' homeless population. The following are the key elements of the proposed reuse:

1. Provide for the conveyance of the Jacksonville Road site to Bucks County Housing Group for redevelopment as BCHG's office. Currently, BCHG operates out of a rented office space that is inadequate for its needs. The facility lacks classroom and conferencing space, and BCHG must frequently rent or borrow space for its homeless programs and services. Staff currently share space and must rotate scheduling in order to ensure client privacy for case management and counseling services. The current facility also lacks storage for donations, clothing and food drives for the community pantries. A new building designed for homeless services will allow better service delivery and more productive use of resources. Utilization of support buildings will enable BCHG to receive, store, sort, and distribute donations. These are office and administrative functions that are well suited to the Jacksonville Road location.

2. Create a sustainable Homeless Trust Fund (HTF) fund to meet the needs of the homeless population residing in Bucks and Montgomery Counties. Initially capitalized by a \$1 million advance from TRF, the HTF will be funded by redeveloping and selling up to 113 homes in Shenandoah Woods. TRF/BCHG will subdivide, demolish, redevelop and rehabilitate 113 individual units known as Shenandoah Woods at prices between \$286,000 and \$412,800, the sales proceeds will be given to the HTF to support homelessness services throughout Bucks and Montgomery Counties.

3. Create a more effective storm water management plan for the site. The proposed design is to create two storm water basins and multiple vegetated swells designed for a 100-year storm: to achieve this plan it is proposed to route the storms from the east basin (existing area) to the west basin -in front of the townhouses (see engineering plans). This storm water management plan will also incorporate conservation easements for all existing park and open space areas at the Shenandoah Woods site.

Redevelopment Plan & Homeless Assistance Submission

Naval Air Station JRB Willow Grove

2.4 *Warminster Township*

The Warminster Township NOI seeks 26 acres of wooded area and Conservation district as well as five buildings in the southwest corner of the property for open space, parks and storm water management. Shenandoah Woods is a 51 acre property located in the Northeast corner of Warminster Township, Bucks County, PA. This property has been used as an off-base housing area for the Naval Air Station, Joint Reserve Base of Willow Grove, PA. This property has housing quarters of 199 townhouse units (337,184 sq ft); 6 community support facilities including recreation pavilion, mini-mart building, ball fields, maintenance/equipment shed (29,087 sq ft); and a series of paved roads and parking areas totaling 23,236 sq yd. Within the 51 acres there is also approximately a 26-acre section comprised of wooded area, open space, sport fields, service roads and natural buffer to surrounding residential areas.

Warminster Township is in favor of economic redevelopment of the property that comprises the 199 townhouse units. The Township believes that the highest and best use of this property is to assimilate the area in accordance with the R-2 zoning for that area and the surrounding neighborhoods comprised of R-1 and R-2 homes.

The Board of Supervisors believes that the value of this property is a tremendous asset to the Township and redevelopment would serve to provide additional housing and to increase the tax base for the community. The Township, School District and County will be able to recognize tax revenues for the future for the many services that have been and will continue to be provided to residents of this community. Warminster Township is requesting acquisition via public benefit conveyance of the 26-acre parcel of wooded area, open space, sport fields, service roads and natural buffer within Pursuant to 53 P.S. Sec 66502 (a): Warminster Township Notice of Interest

As a result of the 2006 BRAC Act, the Horsham Lands Reuse Authority (HLRA) has been given a difficult task of disposing of several properties dedicated to housing in the Ivyland Warminster area. While garnering public opinion, the HLRA must focus on the promotion of economic development of this parcel, balance the requirements of the McKinney Act and try to meet the needs of all of the surrounding municipalities which are affected by the closure of Shenandoah Woods.

Prior to 1996, the 51-acre tract known as Shenandoah Woods provided housing for the families of men and women who were stationed at both NAWC-AD and the Naval Air Station, Joint Reserve Base of Willow Grove, PA. When the NAWC-AD was decommissioned, purview of the Shenandoah Woods property was transferred to NAS Willow Grove. The property is adjacent to the wooded area of the existing parkland, although separated by a fence. The Township's 2001 Park, Recreation, and Conservation Plan, currently being updated, listed an increase to both the number of multi-purpose trails,

Redevelopment Plan & Homeless Assistance Submission

Naval Air Station JRB Willow Grove

and better access to existing trails, as two priorities that the Township needs to address. The acquisition of the 26 wooded area and open space of the Shenandoah Woods property would help the Township in addressing this priority. The addition of a water feature is almost Shenandoah Woods. This land is directly adjacent to the township's Community Park and will provide additional land for woodland and wildlife preservation; natural community buffers between residential developments; expansion of our trail system; and, with some additional improvements, a large water feature to address an ongoing storm water problem that affects residential properties off-site in adjacent neighborhoods.

Long term proposed plans for development of this site include a ropes course in the woods, utilization of the woodland cabin for recreation programs, expanded and connector walking/cycling trails, picnic areas, and, if feasible, a 10-acre water feature to provide water sports and activities not currently available in any other park in the Township. The inclusion of this new park land, will assist us in the expansion of our current trail system; preservation of additional woodlands and protection of the natural habitats that are present there.

3.0 Legally Binding Agreements

3.1 *TRF/BCHG*

HLRA to provide

3.2 *Warminster*

HLRA to provide

3.3 *Aldie Foundation*

HLRA to provide

4.0 Balance

At the time of the drafting of this Homeless Assistance Submission, two of the four Applicants have conditionally withdrawn their NOIs in support of the TRF/BCHG submission. Both Warminster Township and the Aldie Foundation have conditionally withdrawn their applications with the condition being HUD's acceptance of the Redevelopment Plan as submitted and the approval of the TRF/BCHG submission. The ATG Learning Academy submission is still in effect and has been considered in the balancing determination.

For each of the active Notices of Interest, a balance review of homeless benefits vs. economic development and community benefits was undertaken and the results outlined below. It was a difficult decision and analysis as the LRA recognizes the need for both the Homeless Trust Fund to assist homelessness in Bucks County and also recognizes the need for additional special needs educational facilities.

TRF/BCHG

Homeless Benefit

- The homeless will benefit from the Homeless Trust Fund capitalized from the proceeds of the sale of residential units on the Shenandoah Woods property.
- The Bucks County Housing Group services to the homeless will be augmented with the larger space, ability to store items and create a "food pantry".
- Full use of the property for homeless housing is not sustainable and in the best interest of the homeless.

Economic Development/Community Benefit

- There is no retail/commercial use currently on the property.
- There is no retail/commercial use in the general vicinity of the Shenandoah Woods property.
- The property tax generation will have a modest impact on the Township, but will be enough to cover the likely educational expense of the residents of the project.
- The residential mixed-use is consistent with the neighboring communities, with the single family housing on site immediately adjacent to the surrounding neighborhoods.

ATG Learning Academy

Homeless Benefit

- No direct homeless benefit but will benefit special needs children under a Department of Education conveyance.

Redevelopment Plan & Homeless Assistance Submission

Naval Air Station JRB Willow Grove

- There is a defined need for additional special needs education in the greater Warminster/Bucks County area.
- The educational use is consistent with the area and will not add significant traffic or other adverse affects.
- The Jacksonville Road property is well suited for the use.

Economic Development/ Community Benefit

- The new facility will allow for additional staff and classes to be held. Employment generation is nominal

Based on this review, the LRA feels the TRF/BCHG submission more completely balances the needs of the homeless, economic development and community at large.

- The TRF/BCHG Plan is financially feasible.
- The Homeless Trust Fund fills a need for homeless funding identified in the Continuum of Care and the Consolidated Plan.
- Important office and support space for BCHG will enhance their mission and provide important additional resources to the area's homeless.
- The housing is consistent and compatible with surrounding uses.
- The storm water retention provides a necessary public benefit.
- The TRF/BCHG plan has received positive feedback from the public during the public meetings.

5.0 Outreach & Public Comments

The Horsham Local Redevelopment Authority (HLRA) hosted a series of meetings over a twelve (12) month period. Each of these meetings was announced in the local paper, The Intellegencer, and on the Warminster public access channel. Meeting notifications, agendas and minutes were also available on the HLRA web site.

Jurisdictions

- Warminster Township
- Horsham Township
- Ivyland Borough
- Bucks County
- Montgomery County

Notices/Newspaper Advertisements

Newspaper notices were provided for all meetings. Copies of which are included in the appendix.

Listing of Homeless Service Providers (HLRA)

Description of Outreach Efforts

Meetings. Over the course of the project, at least six (6) Public Meetings we held to inform the public as to the process and progress of the project. The meetings were held at public schools in the area, with the last 3 meetings in the William Tennent HS cafeteria to accommodate all interested parties. The dates of the meetings were:

4/2/09	Public Outreach Meeting
8/20/09	Kick-off of the Consultant effort with the LRA subcommittee
10/12/09	Community Kick-Off
11/9/09	Presentation of the Notices of Interest
1/11/10	Presentation of Preliminary Economic and Fiscal Impact
2/8/10	Presentation of Preliminary Financial Feasibility
3/8/10	Recommendation of Alternatives to Pursue
6/14/10	Recommendation of the Preferred Alternative
7/21/10	Acceptance of the Draft Redevelopment Plan by the LRA

Web site. The HLRA established and maintained a project website. The website provided meeting dates, materials for review, information on the BRAC process and other project related information.

Redevelopment Plan & Homeless Assistance Submission

Naval Air Station JRB Willow Grove

E-blast. A voluntary email “e-blast” was set up to automatically notify all interested parties by email of upcoming meetings, meeting changes and other key project information.

Public TV. Meeting notes, dates and announcements were also broadcast on the Warminster Public Access channel.

Public Outreach Workshop

Need input from HLRA

6.0 Appendix / Attachments

NOIs

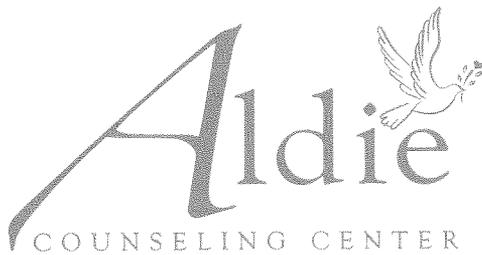
- Aldie Foundation
- ATG Learning Academy
- The Reinvestment Fund/Bucks County Housing Group
- Warminster Township

Letters of Conditional Withdrawal

- Aldie Foundation
- Warminster Township

Letters/Signatures of Support

- Bucks County Housing Coalition
- Borough of Ivyland



June 14, 2010

Mr. Mike McGee, Executive Director
Horsham Township Authority for NAS JRB Willow Grove
Local Reuse Authority (HLRA)
Horsham Township
1025 Horsham Road
Horsham, PA 19044

***Aldie Foundation Conditional Withdrawal of its NOI
for Twenty (20) Units of Transitional Housing at Shenandoah Woods***

Dear: Mr. McGee:

As the federally recognized local reuse authority for NAS JRB Willow Grove ("Willow Grove"), the Horsham Township Authority for NAS JRB Willow Grove Local Reuse Authority (HLRA), issued a request for Notices of Interest (NOI) from entities interested in using surplus portions of Willow Grove to assist the homeless in accordance with the Defense Base Closure and Realignment Act of 1990, as amended ("Base Closure Act"). In response to that request, the Aldie Foundation ("Aldie") submitted an NOI dated July 15, 2009, for a portion of the Shenandoah Wood property for twenty (20) units of transitional housing to support homeless individuals and families needing supportive recovery services for alcohol and other chemical dependency.

Since Aldie submitted its NOI, it has been monitoring and participating in the HLRA reuse planning process and has reviewed The Reinvestment Fund ("TRF") and Bucks County Housing Group ("BCHG") NOI for the Shenandoah Woods property ("TRF/BCHG NOI"). Aldie supports the TRF/BCHG NOI and the conveyance of the Shenandoah Woods property to TRF/BCHG to implement that NOI. Accordingly, Aldie conditionally withdraws its NOI and relinquishes any right to the Shenandoah Woods property if:

- (i) the HLRA submits a reuse plan and homeless submission for NAS JRB Willow Grove that endorses the TRF/BCHG NOI, and
- (ii) the HLRA and TRF and BCHG execute a legally binding agreement ("LBA") supporting the conveyance of the Shenandoah Woods property to TRF and/or BCHG, and
- (iii) the United States Department of Housing and Urban Development ("HUD") approves such HLRA reuse plan, homeless submission, and LBA, and



**ALDIE FOUNDATION CONDITIONAL WITHDRAWAL OF ITS NOI FOR 20 UNITS
OF TRANSITIONAL HOUSING AT SHENANDOAH WOODS**

[Date]

Page2.

- (iv) the United States conveys the Shenandoah Woods property to TRF and/or BCHG to implement the TRF/BCHG NOI.

In the event that any of the conditions described above fails, and the Shenandoah Woods property is not conveyed to TRF and/or BCGH to implement the TRF/BCHG NOI, then Aldie continues to support the Aldie NOI and will pursue the acquisition of the Shenandoah Woods property pursuant to the Base Closure Act.

We trust that this statement is sufficient for the HLRA to understand Aldie's goals and desires in this matter and that this letter is sufficient for the HLRA to prepare a reuse plan and homeless submission in accordance with the Base Closure Act. If you have any questions, please call me directly at 215-345-8530, Ext. 110, or contact me by email me at mratajczak@aldie.org .

Sincerely,



Michael Ratajczak, MSS, LSW, MBA
Executive Director
Aldie Foundation

jm



Township of Warminster

Township Building • 401 Gibson Avenue • Warminster, Pennsylvania 18974 • (215) 443-5414 • Fax: (215) 443-2761

BOARD OF SUPERVISORS

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ELLEN JARVIS – SECRETARY
LEO I. QUINN, III – TREASURER
THOMAS E. PANZER, ESQ.

June 10, 2010

Mr. Mike McGee, Executive Director
Horsham Township Authority for NAS JRB Willow Grove
Local Reuse Authority (HLRA)
Horsham Township
1025 Horsham Road
Horsham, PA 19044

**RE: *Warminster Township Conditional Withdrawal of its NOI
for a Park and Recreation Public Benefit Conveyance at Shenandoah Woods***

Dear: Mr. McGee:

As the federally recognized local reuse authority for NAS JRB Willow Grove (“Willow Grove”), the Horsham Township Authority for NAS JRB Willow Grove Local Reuse Authority (HLRA), issued a request for Notices of Interest (NOI) from entities interested in using surplus portions of Willow Grove in accordance with the Defense Base Closure and Realignment Act of 1990, as amended (“Base Closure Act”). In response to that request, Warminster Township (“Warminster”) submitted an NOI dated July 6th, 2009 *for a portion of the Shenandoah Wood property for park and recreation purposes pursuant to a public benefit conveyance (“PBC”).*

Since Warminster submitted its NOI, it has been monitoring and participating in the HLRA reuse planning process and has reviewed The Reinvestment Fund (“TRF”) and Bucks County Housing Group (“BCHG”) NOI for the Shenandoah Woods property (“TRF/BCHG NOI”). Warminster supports the TRF/BCHG NOI and the conveyance of the Shenandoah Woods property to TRF/BCHG to implement that NOI. Accordingly, Warminster conditionally withdraws its NOI and relinquishes any right to the Shenandoah Woods property if:

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- (iv) the United States conveys the Shenandoah Woods property to TRF and/or BCHG to implement the TRF/BCHG NOI.

**WARMINSTER TOWNSHIP CONDITIONAL WITHDRAWAL OF ITS NOI FOR A
PARK AND RECREATION PUBLIC BENEFIT CONVEYANCE AT SHENANDOAH
WOODS**

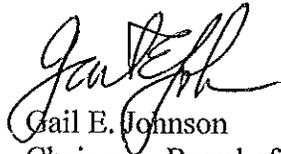
June 10, 2010

Page 2 of 2

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We trust that this statement is sufficient for the HLRA to understand Warminster's goals and desires in this matter and that this letter is sufficient for the HLRA to prepare a reuse plan and homeless submission in accordance with the Base Closure Act. If you have any questions, please call me directly at 215-443-5414, or contact me by email me at btate@warminsterpa.org.

Sincerely,



Gail E. Johnson
Chairman, Board of Supervisors
Warminster Township



Township of Warminster

Township Building • 401 Gibson Avenue • Warminster, Pennsylvania 18974 • (215) 443-5414 • Fax: (215) 443-2761

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June 10, 2010

Mr. Mike McGee, Executive Director
Horsham Township Authority for NAS JRB Willow Grove
Local Reuse Authority (HLRA)
Horsham Township
1025 Horsham Road
Horsham, PA 19044

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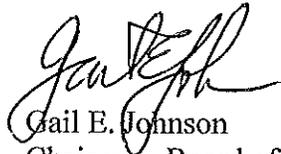
June 10, 2010

Page 2 of 2

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We trust that this statement is sufficient for the HLRA to understand Warminster's goals and desires in this matter and that this letter is sufficient for the HLRA to prepare a reuse plan and homeless submission in accordance with the Base Closure Act. If you have any questions, please call me directly at 215-443-5414, or contact me by email me at btate@warminsterpa.org.

Sincerely,



Gail E. Johnson
Chairman, Board of Supervisors
Warminster Township

**WARMINSTER TOWNSHIP CONDITIONAL WITHDRAWAL OF ITS NOI FOR A
PARK AND RECREATION PUBLIC BENEFIT CONVEYANCE AT SHENANDOAH
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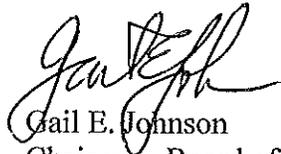
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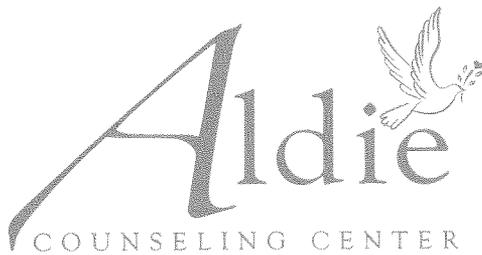
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Gail E. Johnson
Chairman, Board of Supervisors
Warminster Township



June 14, 2010

Mr. Mike McGee, Executive Director
Horsham Township Authority for NAS JRB Willow Grove
Local Reuse Authority (HLRA)
Horsham Township
1025 Horsham Road
Horsham, PA 19044

***Aldie Foundation Conditional Withdrawal of its NOI
for Twenty (20) Units of Transitional Housing at Shenandoah Woods***

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Since Aldie submitted its NOI, it has been monitoring and participating in the HLRA reuse planning process and has reviewed The Reinvestment Fund ("TRF") and Bucks County Housing Group ("BCHG") NOI for the Shenandoah Woods property ("TRF/BCHG NOI"). Aldie supports the TRF/BCHG NOI and the conveyance of the Shenandoah Woods property to TRF/BCHG to implement that NOI. Accordingly, Aldie conditionally withdraws its NOI and relinquishes any right to the Shenandoah Woods property if:

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**ALDIE FOUNDATION CONDITIONAL WITHDRAWAL OF ITS NOI FOR 20 UNITS
OF TRANSITIONAL HOUSING AT SHENANDOAH WOODS**

[Date]

Page2.

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Sincerely,



Michael Ratajczak, MSS, LSW, MBA
Executive Director
Aldie Foundation

jm



2324 Second Street Pike, Suite 17, Wrightstown, PA 18940 • Phone 215-598-3566 • Fax 215-598-9812

July 1, 2010

Michael J. McGee, Executive Director
Horsham Township Authority for NASJRB
1025 Horsham Road
Horsham, PA 19044

Re: Support for Reuse Plan

Dear Mr. McGee:

I am attaching some recent signatures in support of the reuse plan as recommended at the public HLRA housing committee meeting on June 14, 2010. They include members of both the Montgomery County (PA-504) and Bucks County (PA-511) HUD continuums of care, and include providers of housing and services to homeless persons in both counties. We ask that this be part of the BRAC record to demonstrate the broad community support for this reuse plan.

The importance of funding homeless services in both counties was key in gaining public support. You should know that in Bucks County, discussions regarding the reuse of the Bucks County military housing properties began soon after the May 2005 base closure announcement at the June 2005 continuum of care meeting. In addition to the monthly continuum meetings, I made public reuse presentations at meetings of both the Warminster Township Supervisors and the Ivyland Borough Council beginning in February 2008.

As you are well aware, the final reuse plan is the result of considerable public comment, debate, citizen review, and community discussion. It represents hard work of the communities affected to reach a solid consensus. We appreciate the work of your members and committees in developing a comprehensive plan which fairly balances the needs of homeless persons with the economic needs of our Warminster Township and Ivyland Borough neighbors.

Sincerely,

Nancy Szamborski
Executive Director



A Member Agency -
United Way of Bucks County

www.bchg.org

MONTGOMERY COUNTY CONTINUUM OF CARE

BUCKS COUNTY HOUSING COALITION

June 24, 2010

To: Horsham Township Authority for NASJRB (Naval Air Station Joint Reserve Base)

Re: Support for Military Housing Reuse Proposal

We, the undersigned are members of the Bucks County Housing Coalition, which is the Continuum of Care for Bucks County, Pennsylvania. We support the reuse plan endorsed by the HLRA on June 14, 2010 which would redevelop military housing in Bucks County to capitalize a homeless trust fund. This fund will be very important to our organizations and agencies that provide housing and services to homeless and formerly homeless persons in our area.

Signature

Organization/Agency

Shi Antr
Ch Wolff
Domena Albert
Janice [unclear]
John [unclear]
Alan [unclear]
Marilyn [unclear]
Doreen [unclear]
Barbara [unclear]
Alison [unclear]
Mel [unclear]
[unclear]
Doreen [unclear]
[unclear]
Deborah [unclear]
Judy [unclear]
Janet [unclear]
Christine [unclear]
Diana Mitchell
Leslie [unclear]
[unclear]
Mia [unclear]

Interfaith Housing Development Corp.
Community Partners COC
Valley Youth House
Housing Alliance of PA
Penn Foundation
P.C. Vet Affairs
BCHG
BCHG
Monsieil First
Bucks County Housing Group
Warminster 3, Judge of Elections
WARMINSTER TWSHP.
BCHG RAPD REHOUSING PROGRAM
BCHG Bridge/Transitional
Senior Case Manager - FRC BCHG
BCHG, Monsieil Case Manager
BCHG, Bridge/Transitional Case Manager
BCHG, Melford Square Case Manager
BCHG, Pennell - FRC Case Manager
BCHG, Doylestown STD Manager
Housing Council, Inc. Program Mgr
Cashed Housing Council
Bucks County
PA

Signature

Org/Agency

Gae Fieberg

Central MH/MR

Mark Marcano

Central MH/MR

Jessica Debra, MSW

The Salvation Army
Norristown corps.

Sarah Schneider

The Salvation Army, Norristown

Janine

RMD-CTI

Elizabeth Fetter

RHD

Matrue Johnson

Home of the Sparrows

Julia A. G.

Montgomery County Emergency Serv.

[Signature]

Penn Foundation Inc.

[Signature]

Penn Foundation

epidemiology report

Oral Death Association
(Highway Three)

Borough of Ivyland

991 Pennsylvania Avenue, Ivyland, PA 18974 • 215-675-0110 • FAX: 215-675-8553

June 14, 2010

Mr. Michael McGee, HLRA

FAX 215-643-0448

Dear Mr. McGee,

A presentation was made to the Ivyland Borough Council on June 9, 2010 in regard to the Navy housing located on Jacksonville Rd., Ivyland Borough, Bucks County. The proposed rehabilitation of the site as administrative offices for the Bucks County Housing Group is strongly supported by the Borough Councilmen. It is felt that this use would be very low impact and in the best interests of Ivyland Borough residents, particularly those neighbors closest to the site.

We appreciate the hard work of the HRLA in trying to bring about a resolution to this property. You have been very committed to the process and everyone involved.

We would welcome having the Bucks County Housing Group in our neighborhood. We feel this use would definitely be an asset to our community.

Sincerely,



Janet Pacchioli, Secretary/Treasurer

cc: Nancy Szamborski

Council Members:

Jennifer Armstrong, Roderick Boyle, Albert DeGideo, Salvatore DiPaola, Shaun Gavaghan, William Martini, Robert Severri